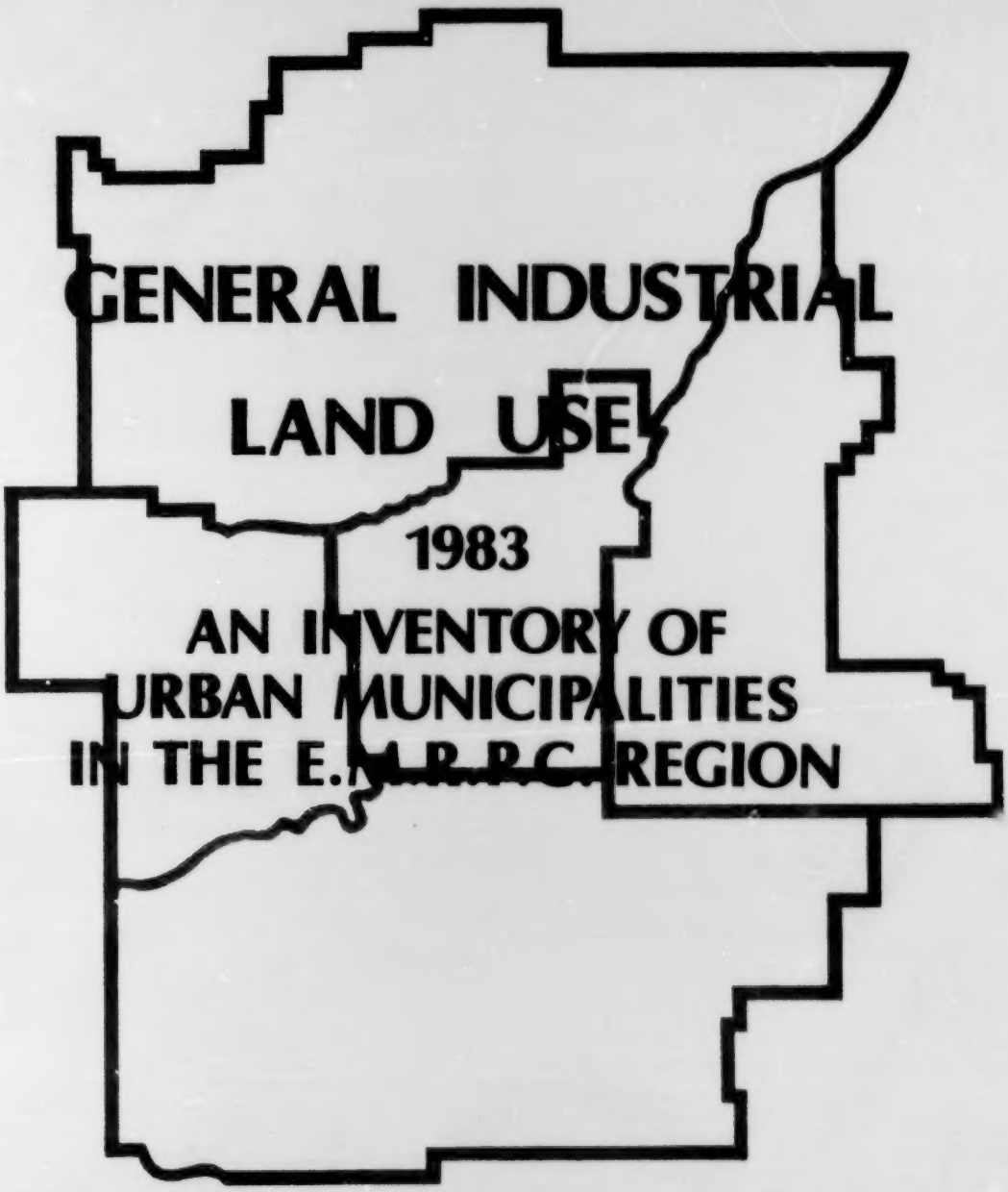

GENERAL INDUSTRIAL LAND USE 1983

AN INVENTORY OF URBAN MUNICIPALITIES IN THE E.M.R.P.C. REGION

Technical Background Report

REGIONAL PLAN PROJECT

Edmonton Metropolitan Regional Planning Commission

GENERAL INDUSTRIAL LAND USE - AN INVENTORY OF URBAN MUNICIPALITIES IN THE E.M.R.P.C. REGION

December, 1983

Regional Plan Project: Technical Background Report

Prepared By:

Edmonton Metropolitan Regional Planning Commission
Regional Planning and Research Division

This report was received as information and authorized for publication by the Edmonton Metropolitan Regional Planning Commission at its May 2, 1984 meeting.

It is one of a series of industrial inventory reports being prepared for the E.M.R.P.C. planning region. The report "General Industrial Land Use, An Inventory within the Counties of Leduc, Parkland, Strathcona, and the Municipal District of Sturgeon, 1983" was authorized for publication by the Commission at its meeting on January 25, 1984 and is now available.

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SUMMARY

(1) This report is one of a series of industrial inventory reports. The other reports include an inventory of general industrial land use in the rural municipalities, an inventory of heavy industrial land use and a summary report which addresses industrial land use for the region as a whole.

(2) The largest concentrations of existing general industrial land use in the region's urban municipalities (excluding the City of Edmonton) are found in the Town of Spruce Grove (32.3%), followed by the Cities of Leduc (18.5%) and St. Albert (14.0%) and the Towns of Fort Saskatchewan (8.7%), Morinville (8.2%) and Redwater (8.1%). Information on the amount of existing general industrial land use in the City of Edmonton is not available at this time.

(3) The vast majority of vacant serviced and subdivided general industrial land in the region's urban municipalities is found in the City of Edmonton (961.49 net hectares or 72.0% of the total in all urban municipalities).

(4) The other urban municipalities in the region have a collective total of 374.18 net hectares of vacant serviced and subdivided general industrial land of which the largest amounts are found in the City of Leduc followed by the Town of Spruce Grove, the Town of Stony Plain, the City of St. Albert, the Town of Fort Saskatchewan and the Town of Morinville.

(5) For all the urban municipalities (excluding Edmonton), the most extensive land use in general industrial areas is light manufacturing which occupies 24.3% of all land under general industrial development. The relative extent of the remaining land uses in general industrial areas include: warehousing/storage 20.5%, multi-tenant 14.6%, other non-industrial uses 10.4%, commercial retail 7.9%, "other" industry 7.3%, construction contracting 5.4%, commercial services 3.0%, industries incidental to oil extraction 2.3%, industries incidental to sand and gravel extraction 1.5%, wholesale trade 1.4%, and truck line industry 1.4%.

(6) A total of 542 businesses are estimated to be in the general industrial areas of the region's urban municipalities (excluding Edmonton). Of these, 49.6% occupy single tenant parcels and 50.4% occupy space in a multi-tenant facility.

(7) The largest concentrations of total businesses (both on single parcel and in multi-tenant facilities) on general industrial land are found in Spruce Grove 21.8%, St. Albert 21.0%, Leduc 19.9% and Fort Saskatchewan 11.3%.

(8) The largest group of businesses by number of establishments in the general industrial areas of urban municipalities is commercial services which account for 26.0% of all businesses. Warehousing/storage businesses are the next largest group at 18.5% of all businesses followed by construction contracting 14.6%, light manufacturing 12.4%, retail trade 12.2%, industries incidential to oil extraction 4.2%, wholesale trade 3.3%, truck line industry 2.8%, industries incidental to sand and gravel extraction 1.5% and the remainder is distributed amongst a variety of other business types.

(9) The average parcel sizes for each of the classified types of businesses in the urban municipalities are as follows:

Light Manufacturing	2.08 ha.
Truck Line Industries	1.01 ha.
Industries Incidental to Sand and Gravel Extraction	0.92 ha.
Commercial Retail	0.90 ha.
Warehousing/Storage	0.78 ha.
Industries Incidental to Oil Extraction	0.78 ha.
Construction Contracting	0.64 ha.
Commercial Services	0.56 ha.
Wholesale Trade	0.46 ha.
Other Industrial Land Uses	2.08 ha.
Other Non-Industrial Land Uses	2.00 ha.
Multi-Tenant (the average area occupied by each multi-tenant business is 0.2 ha.)	0.63 ha.
OVERALL AVERAGE	1.07 ha.

* 1 hectare = 2.471 acres.

ACKNOWLEDGEMENTS

This document evolved as a result of contributions of a number of individuals and municipalities. Special mention is made of the contribution of the Commission's Regional Plan Committee who reviewed earlier drafts and provided suggestions for improvement to this document. A list of the project team and other major contributors follows.

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Valuable comments and suggestions were also provided by other Commission staff members and the administrations of a number of municipalities. Printing was done by Alberta Repro.

INTRODUCTION and METHOD

INTRODUCTION

The intent of this report is to document the extent and nature of general industrial land use ("light" and/or "medium") in the region's urban municipalities. This report provides information on a regional basis which not only serves as background information for the Regional Plan and its monitoring, but also enables municipalities to better relate their efforts to the total region. This report is one of four industrial inventory reports in preparation for the E.M.R.P.C. planning region. Other reports include a general industrial inventory of rural municipalities, an inventory of heavy industry for both rural and urban municipalities and a summary report of industry in the region as a whole.

Provided in this report is a comprehensive information base of existing general industrial land use in the following urban municipalities in the region[1]:

Cities[2]	Towns		Villages
St. Albert	Beaumont	Gibbons	Legal
Leduc	Bon Accord	Morinville	New Sarepta
	Calmar	Redwater	
	Devon	Spruce Grove	
	Fort Saskatchewan	Stony Plain	

This report also documents the amount of vacant general industrial land which is subdivided, serviced (either fully or partly to either an urban or rural level) and designated in the respective Land Use Bylaws for general industry. While specific land use designations may vary between Land Use Bylaws, the intent here is to account for industry which is 'light' or 'medium' and to account for vacant land (as described above) which permits such uses. Estimates of vacant general industrial land in the City of Edmonton are included.

Information in this report does not include:

(1) areas with prepared Area Structure Plans but no registered subdivisions;
(2) areas zoned for general industrial use but no registered subdivisions;
(3) areas zoned as industrial reserve; and
(4) areas zoned for or containing heavy industrial land use.

It is important to recognize that many of the urban municipalities have significant areas committed for general industrial land use (either through specific industrial zoning, direct control districts or as discretionary uses in commercial areas). The areas inventoried in this report account for only a

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[1] Information on the Hamlet of Sherwood Park is contained in the E.M.R.P.C. report entitled "General Industrial Land Use, 1983, An Inventory Within the Counties of Leduc, Parkland, Strathcona and the M.D. of Sturgeon".

[2] The amount of existing general industrial land use in the City of Edmonton is not available at this time.

portion of the total area committed for future industrial development in many of the urban municipalities. General Municipal Plans and Land Use Bylaws should be consulted for more detailed information on industrial zoning.

Part I of this report summarizes the amount of developed and undeveloped general industrial land by industrial area and by municipality, provides a breakdown of the extent of land occupied by different types of industry and presents a business count by industrial area, municipality and type. This information is accompanied by some brief discussion and analysis. Though information in Part I invites a variety of potential applications, the intent here is to objectively present the information such that it can be utilized by various users for their selected purposes.

Part II presents a detailed account of general industrial land use for each municipality in both table and map form. Tables in Part II site the number of developed and vacant lots and hectares for each industrial area and each municipality as a whole. Maps in Part II illustrate the location of industrial/ business parks and the distribution of general industrial land use in each urban municipality.

METHOD

Based upon Commission records and liaison, in instances, with urban municipalities, the names and locations of all industrial parks in the urban municipalities was established.

Field surveys were conducted to identify the distribution of general industry. These surveys generated data on the location and type of industrial development and the total number of businesses in each area. This information was then synthesized and organized into the accompanying tables.

All information and maps relating to the City of Edmonton has been sourced from the following publication:

> Edmonton Planning Department, Status of Industrial Land in the City of Edmonton, Edmonton, City of Edmonton Planning Department, December 1982.

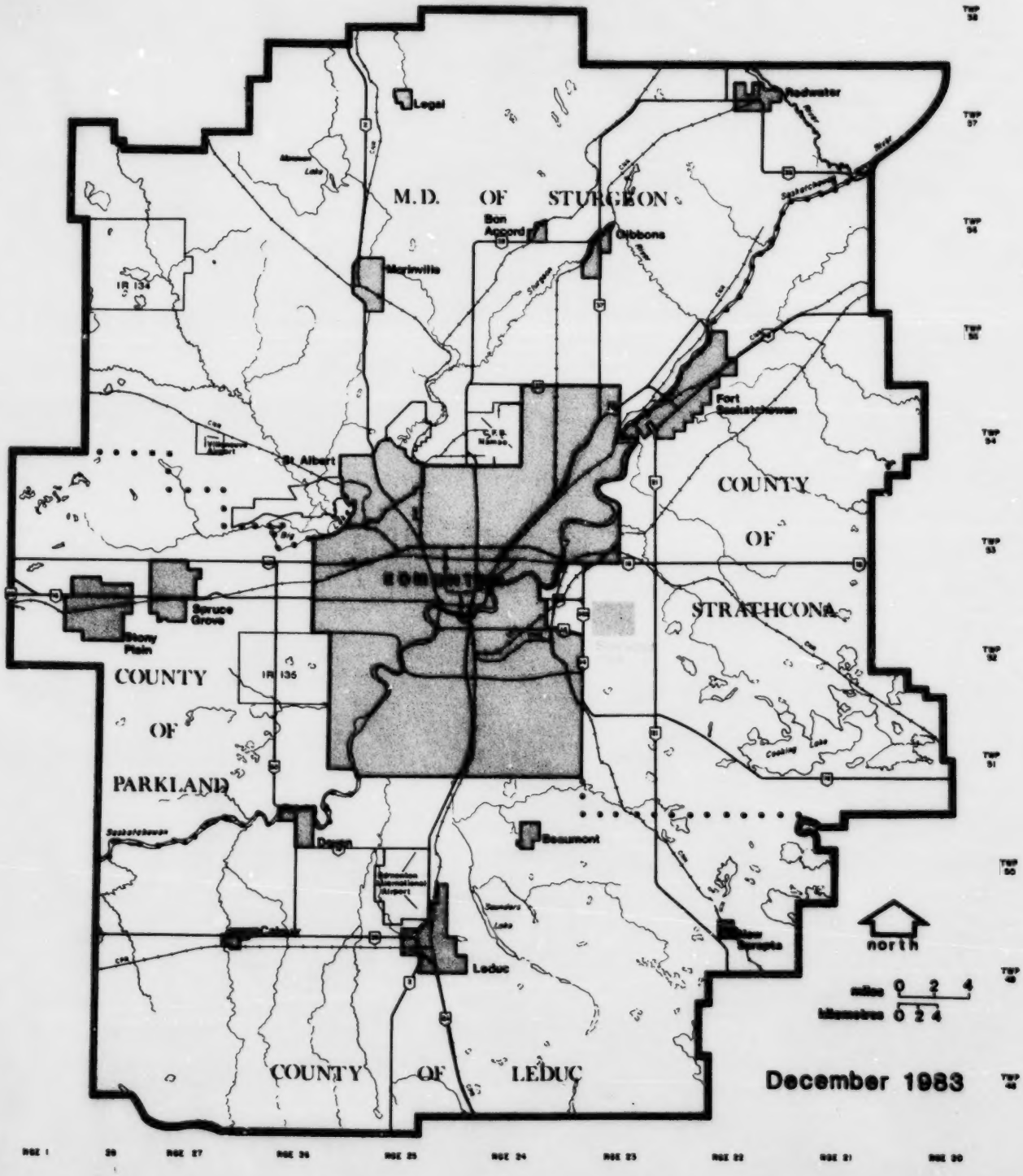
As neither time nor resources have permitted a detailed examination of the extent of general industry in the City of Edmonton, only a summary of that which is presented in the "Status of Industrial Land" publication is presented in this report. For more detailed information on the distribution of vacant industrial land in the City of Edmonton, the noted report should be consulted.

The classification system used to denote industry type has been extracted from the Commission land use classification system which closely adheres to the Standard Industrial Classification.

Though the primary intent of this report is to address general industrial land use, the identification of industrial park boundaries also permits an understanding of the amount of commercial and other land uses they contain as well as the extent of vacant land. Vacant general industrial land which is subdivided and serviced but outside of defined industrial parks has also been accounted for in this report.

PART 1

E.M.R.P.C. PLANNING REGION



Developed and Undeveloped Industrial Land

DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND

Tables 1 and 2

Tables 1 and 2 document the net amount of developed and undeveloped general industrial (light and medium) land in the region's urban municipalities. Specifically, Table 1 identifies the distribution of general industrial land by industrial area or park and Table 2 summarizes the total developed and undeveloped (serviced and subdivided only) general industrial land by municipality (except the City of Edmonton where information on existing general industrial land use is not available).

Excluding the City of Edmonton, the largest concentrations of general industrial land use in the region's urban municipalities are found in the Town of Spruce Grove followed by the Cities of Leduc and St. Albert and the Towns of Fort Saskatchewan, Morinville and Redwater.

Spruce Grove contains one large industrial area which is comprised of the Village 16, Madison, Diamond, Shep and Yellowhead Industrial Parks. Collectively, these parks, together with some adjacent unconsolidated industrial development, account for 32.3% of the total general industrial development in the region's urban municipalities (excluding Edmonton).

The City of Leduc, which accommodates the second largest concentration of general industry, similarly has one large industrial area that includes the Romulus, Weber and South Central Industrial Parks. General industrial development in the City of Leduc makes up 18.5% of the total for urban municipalities outside of Edmonton.

The City of St. Albert has two industrial parks, Campbell and Riel, which are found in separate parts of the city. Together with a minor amount of unconsolidated industrial development, these parks have 14.0% of the total general industrial development in urban municipalities.

The Towns of Fort Saskatchewan, Morinville and Redwater each have one industrial park as well as various amounts of unconsolidated industrial development. Fort Saskatchewan, excluding the significant amount of heavy industrial development it contains, has 8.7% of the total general industrial use in urban municipalities, Morinville has 8.2%, and Redwater contains 8.1%, of which the majority is not currently found in its industrial park.

Industrial parks are also found in Calmar, Devon, Gibbons, and Stony Plain. These industrial parks, together with the unconsolidated industrial development they and Beaumont, Bon Accord, Legal, and New Sarepta contain, collectively have 10.2% of the total general industrial development for urban municipalities.

The distribution of vacant or undeveloped general industrial land in the region (serviced and subdivided only) varies substantially from the distribution of existing development. As Tables 1 and 2 illustrate, the vast majority of this vacant industrial land is found in the City of Edmonton (72.0% of the total for urban municipalities).

Of the remaining 374.18 net hectares (28.0%) of vacant industrial land, the largest concentrations are found in the Romulus Industrial Park (45.6 net hectares) in the City of Leduc, the Fort Saskatchewan Industrial Park (43.9 net hectares), the Morinville Industrial Park (35.4 net hectares), the Devonian Business Park in the Town of Devon (26.9 net hectares), Madison Industrial Park in the Town of Spruce Grove (24.5 net hectares), the Campbell Industrial Park in the City of St. Albert (26.4 net hectares), the North Industrial Park and South Business Park in the Town of Stony Plain (23.8 and 22.2 net hectares respectively), the Riel Industrial Park in St. Albert (18.4 net hectares), the Redwater Industrial Park (17.7 net hectares) and 89.4 net hectares distributed throughout a variety of other industrial areas or parks.

On a total municipal basis (excluding Edmonton), Table 2 shows that the City of Leduc has the largest amount of serviced and subdivided vacant general industrial land followed by Spruce Grove, Stony Plain, St. Albert, Fort Saskatchewan, Morinville and the other urban municipalities.

TABLE 1

DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND BY INDUSTRIAL AREA (see Introduction)
(1 hectare = 2.471 acres)

MUNICIPALITY	INDUSTRIAL AREA[1]	DEVELOPED HECTARES[2]		TOTAL DEVELOPED HECTARES[5]	TOTAL UNDEVELOPED HECTARES[6]	TOTAL HECTARES[7]
		Single Tenant[3]	Multi-Tenant[4]			
Cities						
Edmonton	South Industrial Plan Area	N/A	N/A	N/A	182.82	N/A
	Southeast Industrial Plan Area	N/A	N/A	N/A	167.12	N/A
	Northwest Industrial Plan Area	N/A	N/A	N/A	234.14	N/A
	Northeast Industrial Plan Area	N/A	N/A	N/A	22.85	N/A
	Clover Bar Industrial	N/A	N/A	N/A	64.63	N/A
	Mistatim Industrial	N/A	N/A	N/A	43.11	N/A
	Southeast (Annexed) Industrial	N/A	N/A	N/A	65.15	N/A
	Eastgate Industrial	N/A	N/A	N/A	14.40	N/A
	Winterburn Industrial	N/A	N/A	N/A	122.15	N/A
	Miscellaneous	N/A	N/A	N/A	45.12	N/A
	SUBTOTAL	N/A	N/A	N/A	961.49	N/A
St. Albert	Campbell Industrial Park	19.20	7.20	26.40	26.38	52.78
	Reil Industrial Park	16.38	6.48	22.86	18.42	41.28
	Unconsolidated	2.32	-	2.32	-	2.32
	SUBTOTAL	37.90	13.68	51.58	44.80	96.38
Leduc	Romulus Industrial	21.16	2.22	23.38	45.61	68.99
	Weber Industrial	19.18	5.75	24.93	3.26	28.19
	South Central Industrial	13.71	2.20	15.91	13.36	29.27
	Unconsolidated	0.69	3.29	3.98	-	3.98
	SUBTOTAL	54.74	13.46	68.20	62.23	130.43

continued...

TABLE 1

DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND BY INDUSTRIAL AREA (see Introduction), continued
(1 hectare = 2.471 acres)

MUNICIPALITY	INDUSTRIAL AREA[1]	DEVELOPED HECTARES[2]		TOTAL DEVELOPED HECTARES[5]	TOTAL UNDEVELOPED HECTARES[6]	TOTAL HECTARES[7]
		Single Tenant[3]	Multi-Tenant[4]			
Towns						
Beaumont	Unconsolidated	0.11	-	0.11	-	0.11
Bon Accord	Unconsolidated	0.49	-	0.49	-	0.49
Calmar	Calmar Industrial Park	0.85	-	0.85	7.62	8.47
	Unconsolidated	3.50	-	3.50	-	3.50
	SUBTOTAL	4.35	-	4.35	7.62	11.97
Devon	Devonian Business Park	6.07	0.32	6.39	26.87	33.26
	Unconsolidated	4.56	0.28	4.94	-	4.84
	SUBTOTAL	10.63	0.60	11.23	26.87	38.10
Fort Saskatchewan	Fort Saskatchewan Industrial Park	22.89	4.46	27.35	44.41	71.76
	Unconsolidated	4.81	-	4.81	0.57	5.38
	SUBTOTAL	27.70	4.46	32.16	44.98	77.14
Gibbons	Gibbons Highway 37 Indus. Park	-	-	-	6.62	6.62
	Unconsolidated	1.58	-	1.58	-	1.58
	SUBTOTAL	1.58	-	1.58	6.62	8.20
Morinville	Morinville Industrial Park	15.99	1.66	17.65	35.38	53.03
	Unconsolidated	12.65	-	12.65	-	12.65
	SUBTOTAL	28.64	1.66	30.30	35.38	65.68

continued...

TABLE 1

DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND BY INDUSTRIAL AREA (see Introduction), continued
(1 hectare = 2.471 acres)

MUNICIPALITY	INDUSTRIAL AREA[1]	DEVELOPED HECTARES[2]		TOTAL DEVELOPED HECTARES[5]	TOTAL UNDEVELOPED HECTARES[6]	TOTAL HECTARES[7]
		Single Tenant[3]	Multi-Tenant[4]			
Redwater	Redwater Industrial Park	4.79	0.45	5.24	17.72	22.96
	Unconsolidated	23.85	0.59	24.44	7.06	31.50
	SUBTOTAL	28.64	1.04	29.68	24.78	54.46
Spruce Grove	Village 16 Business Park	-	-	-	4.50	4.50
	Madison Industrial Park	5.08	1.09	6.17	24.53	30.70
	Diamond Industrial Park	21.06	6.96	28.02	14.00	42.02
	Shep Industrial Park	34.29	6.09	40.38	5.15	54.53
	Yellowhead Industrial Park	32.76	3.16	35.92	12.64	48.56
	Unconsolidated	8.71	-	8.71	-	8.71
	SUBTOTAL	101.90	17.30	119.20	60.82	180.02
Stony Plain	North Industrial Park	1.18	-	1.18	23.79	24.97
	South Business Park	-	-	-	22.18	22.18
	Unconsolidated	12.8	1.63	14.43	12.84	27.27
	SUBTOTAL	13.98	1.63	15.61	58.81	74.42
Villages						
Legal	Unconsolidated	3.55	-	3.55	1.27	4.82
New Sarepta	Unconsolidated	0.63	-	0.63	-	0.63

TABLE 1

DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND BY INDUSTRIAL AREA (see Introduction), continued
(1 hectare = 2.471 acres)

Notes:

1 Industrial Area refers to identified industrial parks as illustrated on the base maps in Part II. Industrial areas listed as unconsolidated represent industrial development outside of defined industrial parks.

2 For the purposes of this table, "developed" means land that is fully or partially used for industry, a related use and/or in instances non-industrial uses.

3 Developed single tenant represents one business per parcel (which sometimes includes two or more lots consolidated into one parcel). This column lists the sum total of developed single tenant parcels per industrial area in hectares.

4 Developed multi-tenant represents a building or buildings on a parcel which houses two or more businesses. This column lists the sum total of developed multi-tenant parcels per industrial area in hectares.

5 The total net hectares of development per industrial area.

6 The total net hectares of registered and serviced (to either a full or partial level) vacant parcels in industrial parks or areas zoned for general industry.

7 The total net hectares of developed and vacant general industrial land as per notes 5 and 6.

TABLE 2
DEVELOPED AND UNDEVELOPED INDUSTRIAL LAND BY URBAN MUNICIPALITY
(see Introduction)
(1 hectare = 2.471 acres)

MUNICIPALITY	DEVELOPED HECTARES[1]		TOTAL DEVELOPED HECTARES[4]	TOTAL UNDEVELOPED HECTARES[5]	TOTAL HECTARES[6]
	Single Tenant[2]	Multi-Tenant[3]			
Cities					
Edmonton	N/A	N/A	N/A	961.49	N/A
St. Albert	37.90	13.68	51.58	44.80	96.38
Leduc	54.74	13.46	68.20	62.23	130.43
Towns					
Beaumont	0.11	-	0.11	-	0.11
Bon Accord	0.49	-	0.49	-	0.49
Calmar	4.35	-	4.35	7.62	11.97
Devon	10.63	0.60	11.23	26.87	38.10
Fort Saskatchewan	27.70	4.46	32.16	44.98	77.14
Gibbons	1.58	-	1.58	6.62	8.20
Morinville	28.64	1.66	30.30	35.38	65.68
Redwater	28.64	1.04	29.68	24.78	54.46
Spruce Grove	101.90	17.30	119.20	60.82	180.02
Stony Plain	13.98	1.63	15.61	58.81	74.42
Villages					
Legal	3.55	-	3.55	1.27	4.82
New Sarepta	0.63	-	0.63	-	0.63
TOTAL	314.84	53.83	368.67	374.18*	742.85

Notes:

* 1335.67(including Edmonton).

1 For the purposes of this table, "developed" means land that is fully or partially used for industry, a related use and/or in instances non-industrial uses.

2 Developed single tenant represents one business per parcel (which sometimes includes two or more lots consolidated into one parcel). This column lists the sum total of developed single tenant parcels per industrial area in hectares.

3 Developed multi-tenant represents a building or buildings on a parcel which houses two or more businesses. This column lists the sum total of developed multi-tenant parcels per industrial area in hectares.

4 The total net hectares of development per municipality.

5 The total net hectares of registered and serviced (to either a full or partial level) vacant parcels in industrial parks or areas zoned for general industry, by municipality.

6 The total net hectares of developed and vacant general industrial land as per notes 5 and 6, by municipality.

Industrial Land By Classification

INDUSTRIAL LAND BY CLASSIFICATION

Tables 3 and 4

Tables 3 and 4 are a summary of general industrial land use by industrial classification. The classification also contains a commercial component to depict the amount of land in industrial parks that is dedicated to commercial uses. As well, parcels which accommodate a number and variety of uses, both industrial and commercial, are listed as "multi-tenant". Details of the numbers and types of such businesses are found in Table 6.

Tables 3 and 4 can be analysed both by municipality and/or by classification. It is the intention here to merely highlight the key components of each.

The Town of Spruce Grove is dominated by manufacturing and warehousing/storage industries which respectively total 32.3% and 24.8% of the area under general industrial land use in the town. Multi-tenant facilities in the town's industrial parks are the next largest land users at 14.5% followed by non-industrial uses at 13.5%.

In the City of Leduc, the largest industrial land use is manufacturing which occupies 38.3% of developed general industrial land. Multi-tenant uses are the second most extensive at 19.7% and the remaining general industrial development is a variety of all types of industry listed in the classification system.

The City of St. Albert also accommodates a variety of industrial uses. The most extensive uses are listed as multi-tenant at 26.5% of the total developed area and other industry (eg. The Alberta Liquor Control Board) at 26.3%. Manufacturing uses occupy 14.7% of the total developed area and a variety of industries, excluding that incidental to oil, sand and gravel extraction, comprise the remaining development.

The largest land use in the Fort Saskatchewan industrial area (excluding the extensive heavy industrial area) is commercial retail uses at 34.3% of all development, followed by multi-tenant at 14.0%, warehousing/storage 12.1%, "other" industry 11.1%, construction contracting 9.0% and the remainder in other industrial uses excluding those incidental to oil, sand and gravel extraction.

Industry in the Town of Morinville is dominated by warehousing/storage land uses at 34.5%, manufacturing uses at 19.7%, commercial retail uses at 17.1%, construction contracting 10.6% and the remainder in other land uses, multi-tenant, wholesale trade and "other" industry.

In the Town of Redwater (not including the gas plant which is considered heavy industry) the most extensive industrial land use is manufacturing at 30.3%, followed by warehousing/storage 17.3%, "other" industry 15.0%, construction contracting 11.7%, industries incidental to oil extraction 11.4% and relatively minor amounts of industry incidental to sand and gravel extraction, multi-tenant, other land uses and wholesale trade.

The Town of Stony Plain is dominated by warehousing/storage industrial land uses 47.3% followed by construction contracting 16.3%. In the Town of Devon, the largest land user (excluding the gas plant which is considered heavy industry) in the industrial park is a non-industrial use (Coal Research Centre) that accounts for 54.1% of all general industrial land which is developed in the Town. The second largest user is industries incidental to oil extraction at 24.0%. In the remaining urban municipalities, warehousing/storage is the most extensive industrial land use.

For all the urban municipalities (excluding Edmonton), the most extensive land use in general industrial areas is light manufacturing which occupies 24.3% of all land under general industrial development. The remaining order of land uses in general industrial areas include: warehousing/storage 20.5%, multi-tenant 14.6%, other non-industrial uses 10.4%, commercial retail 7.9%, "other" industry 7.3%, construction contracting 5.4%, commercial services 3.0%, industries incidental to oil extraction 2.3%, industries incidental to sand and gravel extraction 1.5%, wholesale trade 1.4% and truck line industry 1.4%.

TABLE 3

INDUSTRIAL LAND BY CLASSIFICATION[1] (in net hectares)

1 hectare = 2.471 acres

MUNICIPALITY	INDUSTRIAL AREA	INDUSTRIAL								COMMERCIAL[2]		MULTI-TENANT[3]	OTHER LAND USE[4]	TOTAL DEVELOPED AREA[5]
		Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service			
Cities														
Edmonton		NOT AVAILABLE												
St. Albert	Campbell Indus.	1.84	0.89	-	-	-	-	2.93	13.54	-	-	7.20	-	26.40
	Rell Industrial	5.76	0.35	0.18	3.42	-	-	-	-	1.0	1.47	6.48	4.2	22.86
	Unconsolidated	-	2.32	-	-	-	-	-	-	-	-	-	-	2.32
	SUBTOTAL	7.60	3.56	0.18	3.42	-	-	2.93	13.54	1.0	1.47	13.68	4.2	51.58
Leduc	Romulus Indus.	16.9	-	-	0.99	1.24	-	-	0.99	1.0	-	2.22	-	23.38
	Weber Industrial	6.99	1.37	-	2.51	-	0.51	-	0.53	-	0.81	5.75	6.46	24.93
	South Central Industrial	2.19	0.61	0.40	1.69	0.44	2.14	0.69	1.24	2.84	1.47	2.20	-	15.91
	Unconsolidated	0.04	-	-	0.65	-	-	-	-	-	-	3.29	-	3.98
	SUBTOTAL	26.12	1.98	0.40	5.84	1.68	2.65	0.69	2.76	3.88	2.28	13.46	6.46	68.20
Towns														
Beaumont	Unconsolidated	0.11	-	-	-	-	-	-	-	-	-	-	-	0.11
Bon Accord	Unconsolidated	-	-	-	0.49	-	-	-	-	-	-	-	-	0.49
Calmar	Calmar Industrial Park	0.85	-	-	-	-	-	-	-	-	-	-	-	0.85
	Unconsolidated	-	0.10	0.12	3.18	-	-	0.10	-	-	-	-	-	3.50
	SUBTOTAL	0.85	0.10	0.12	3.18	-	-	0.10	-	-	-	-	-	4.35
Devon	Devonian Business Park	-	-	-	-	-	-	-	-	-	-	0.32	6.07	6.39
	Unconsolidated	0.08	0.24	-	1.43	2.69	-	0.12	-	-	-	0.28	-	4.84
	SUBTOTAL	0.08	0.24	-	1.43	2.69	-	0.12	-	-	-	0.60	6.07	11.23

continued...

TABLE 3
INDUSTRIAL LAND BY CLASSIFICATION[1] (In net hectares), continued
1 hectare = 2.471 acres

MUNICIPALITY	INDUSTRIAL AREA	INDUSTRIAL								COMMERCIAL[2]		MULTI-TENANT[3]	OTHER LAND USE[4]	TOTAL DEVELOPED AREA[5]
		Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service			
Fort Saskatchewan	Fort Saskatchewan Industrial Park	0.98	2.85	1.97	3.30	-	-	0.83	0.42	9.97	1.03	4.46	1.54	27.35
	Unconsolidated	-	0.04	-	0.58	-	-	-	3.14	1.05	-	-	-	4.81
	SUBTOTAL	0.98	2.89	1.97	3.88	-	-	0.83	3.56	11.02	1.03	4.46	1.54	32.16
Gibbons	Gibbons Highway 37 Industrial Park	-	-	-	-	-	-	-	-	-	-	-	-	-
	Unconsolidated	0.17	-	-	1.41	-	-	-	-	-	-	-	-	1.58
	SUBTOTAL	0.17	-	-	1.41	-	-	-	-	-	-	-	-	1.58
Morinville	Morinville Industrial Park	4.90	3.22	0.96	1.74	-	-	-	-	5.17	-	1.66	-	17.65
	Unconsolidated	1.06	-	0.04	8.72	-	-	-	0.28	-	-	-	2.55	12.65
	SUBTOTAL	5.96	3.22	1.00	10.46	-	-	-	0.28	5.17	-	1.66	2.55	30.30
Redwater	Redwater Industrial Park	-	1.10	-	2.11	-	-	-	-	-	-	0.45	1.58	5.24
	Unconsolidated	8.98	2.36	0.24	3.03	3.37	1.42	-	4.45	-	-	0.59	-	24.44
	SUBTOTAL	8.98	3.46	0.24	5.14	3.37	1.42	-	4.45	-	-	1.04	1.58	29.68
Spruce Grove	Village 16 Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-
	Madison Industrial	-	-	-	-	-	-	-	-	1.22	-	1.09	3.86	6.17
	Diamond Industrial	6.34	0.81	-	8.33	0.79	0.65	0.40	0.52	0.72	1.31	6.96	1.19	28.02
	Shep Industrial	4.02	0.76	-	10.55	-	-	-	-	4.05	5.00	6.09	9.91	40.38
	Yellowhead Ind.	28.17	-	-	2.01	-	-	-	1.42	-	-	3.16	1.16	35.92
	Unconsolidated	-	-	-	8.71	-	-	-	-	-	-	-	-	8.71
	SUBTOTAL	38.53	1.57	-	29.60	0.79	0.65	0.40	1.94	5.99	6.31	17.30	16.12	119.20

continued...

TABLE 3

INDUSTRIAL LAND BY CLASSIFICATION[1] (in net hectares), continued

1 hectare = 2.471 acres

MUNICIPALITY	INDUSTRIAL AREA	INDUSTRIAL								COMMERCIAL[2]		MULTI-TENANT[3]	OTHER LAND USE[4]	TOTAL DEVELOPED AREA[5]
		Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service			
Stony Plain	North Industrial Park	-	-	-	0.48	-	-	-	-	0.7	-	-	-	1.18
	South Business Park	-	-	-	-	-	-	-	-	-	-	-	-	-
	Unconsolidated	0.1	2.54	1.19	6.90	0.06	0.82	-	-	1.19	-	1.63	-	14.43
	SUBTOTAL	0.1	2.54	1.19	7.38	0.06	0.82	-	-	1.89	-	1.63	-	15.61
Villages														
Legal	Unconsolidated	-	0.07	-	2.85	-	-	-	0.49	-	0.14	-	-	3.55
New Sarepta	Unconsolidated	-	0.16	-	0.47	-	-	-	-	-	-	-	-	0.63

Notes: [1] The classifications contained in Table 3 have been extracted from the Commission land use classification system which closely adheres to the Standard Industrial Classification.

[2] Refers to commercial land uses in industrial or business parks only.

[3] Multi-tenant land use is considered a unique and separate form of land use due to the variety of uses contained in multi-tenant facilities and the relatively small amount of area each use occupies.

[4] Land uses in industrial parks which are not industrial, commercial, multi-tenant, reserve, utility lots or rights-of-way.

[5] This table does not include heavy industry.

TABLE 4

INDUSTRIAL LAND BY CLASSIFICATION FOR URBAN MUNICIPALITIES[1] (In net hectares)

1 hectare = 2.471 acres

MUNICIPALITY	INDUSTRIAL								COMMERCIAL[2]		MULTI-TENANT[3]	OTHER LAND USE[4]	TOTAL DEVELOPED AREA[5]
	Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service			
Cities													
Edmonton						NOT AVAILABLE							
St. Albert	7.60	3.56	0.18	3.42	-	-	2.93	13.54	1.0	1.47	13.68	4.2	51.58
Leduc	26.12	1.98	0.40	5.84	1.68	2.65	0.69	2.76	3.88	2.28	13.46	6.46	68.20
Towns													
Beaumont	0.11	-	-	-	-	-	-	-	-	-	-	-	0.11
Bon Accord	-	-	-	0.49	-	-	-	-	-	-	-	-	0.49
Calmar	0.85	0.10	0.12	3.18	-	-	0.10	-	-	-	-	-	4.35
Devon	0.08	0.24	-	1.43	2.69	-	0.12	-	-	-	0.60	6.07	11.23
Fort Saskatchewan	0.98	2.89	1.97	3.88	-	-	0.83	3.56	11.02	1.03	4.46	1.54	32.16
Gibbons	0.17	-	-	1.41	-	-	-	-	-	-	-	-	1.58
Morinville	5.96	3.22	1.00	10.46	-	-	-	0.28	5.17	-	1.66	2.55	30.30
Redwater	8.98	3.46	0.24	5.14	3.37	1.42	-	4.45	-	-	1.04	1.58	29.68
Spruce Grove	38.53	1.57	-	29.60	0.79	0.65	0.40	1.94	5.99	6.31	17.30	16.12	119.20
Stony Plain	0.10	2.54	1.19	7.38	0.06	0.82	-	-	1.89	-	1.63	-	15.61
Villages													
Legal	-	0.07	-	2.85	-	-	-	0.49	-	0.14	-	-	3.55
New Sarepta	-	0.16	-	0.47	-	-	-	-	-	-	-	-	0.63
TOTAL	89.48	19.79	5.10	75.55	8.59	5.54	5.07	27.02	28.95	11.23	53.83	38.52	368.67

continued...

TABLE 4

INDUSTRIAL LAND BY CLASSIFICATION FOR URBAN MUNICIPALITIES[1] (In net hectares)

1 hectare = 2.471 acres

Notes: [1] The classifications contained in Table 4 have been extracted from the Commission land use classification system which closely adheres to the Standard Industrial Classification.

[2] Refers to commercial land uses in industrial or business parks only.

[3] Multi-tenant land use is considered a unique and separate form of land use due to the variety of uses contained in multi-tenant facilities and the relatively small amount of area each use occupies.

[4] Land uses in industrial parks which are not industrial, commercial, multi-tenant, reserve, utility lots or rights-of-way.

[5] This table does not include heavy industry.

Number of Business Establishments

NUMBER OF BUSINESS ESTABLISHMENTS

Table 5

Table 5 inventories the total number of businesses by municipality and industrial area. The table distinguishes between businesses which occupy their own individual parcel (single tenant) and those which occupy space in a multi-tenant facility.

Figures provided are based upon the field survey only. In certain instances it has been difficult to determine the status of particular businesses (i.e. operational, operating part-time, temporarily closed, etc.). Where a business appeared to be operating it has been so recorded.

A total of 542 businesses are estimated to be in the general industrial areas of the region's urban municipalities (excluding Edmonton). Of those, 49.6% occupy single-tenant parcels and 50.4% occupy space in a multi-tenant facility.

The largest concentrations of total businesses (both on single parcel and in multi-tenant facilities) on general industrial land are found in Spruce Grove 21.8%, St. Albert 21.0%, Leduc 19.9% and Fort Saskatchewan 11.3%.

Comparing individual parks, the Reil Industrial Park in St. Albert has the greatest number of businesses at 80 (14.8% of the total number of businesses). The other larger concentrations include the Fort Saskatchewan Industrial Park 55 (10.1%), the Shep Industrial Park at 51 (9.4%), the South Central 41 (7.6%) and Weber 39 (7.2%) Industrial Parks in Leduc, the Diamond Industrial Park in Spruce Grove 36 (6.6%) and the Campbell Industrial Park in St. Albert 33 (6.1%).

Regarding the distribution of businesses on single tenant parcels, the largest concentrations are found in Leduc (19.7%) and Spruce Grove (19.7%). Other major concentrations are in Fort Saskatchewan (10.8%), Redwater (10.4%), Stony Plain (9.3%), Morinville (8.6%) and St. Albert (7.4%).

The City of St. Albert has 34.4% of all businesses found in multi-tenant facilities in general industrial areas. Next is Spruce Grove with 23.8%, Leduc with 20.1% and Fort Saskatchewan with 11.7%.

TABLE 5

NUMBER OF BUSINESS ESTABLISHMENTS BY INDUSTRIAL AREA

MUNICIPALITY	INDUSTRIAL AREA	BUSINESSES ON SINGLE TENANT PARCELS[1]	BUSINESSES IN MULTI-TENANT FACILITIES[2]	TOTAL NUMBER OF BUSINESSES
Cities				
Edmonton	NOT AVAILABLE			
St. Albert	Campbell Industrial Park	5	28 (5)	33
	Reil Industrial Park	14	66 (17)	80
	Unconsolidated	1	-	1
	SUBTOTAL	20	94 (22)	114
Leduc	Romulus Industrial	10	5 (2)	15
	Weber Industrial	13	26 (10)	39
	South Central Industrial	21	20 (7)	41
	Unconsolidated	7	4 (1)	11
	SUBTOTAL	53	55 (20)	108
Towns				
Beaumont	Unconsolidated	1	-	1
Bon Accord	Unconsolidated	2	-	2
Calmar	Calmar Industrial Park	1	-	1
	Unconsolidated	9	-	9
	SUBTOTAL	10	-	10
Devon	Devonian Business Park	-	2 (1)	2
	Unconsolidated	8	4 (3)	12
	SUBTOTAL	8	6 (4)	14
Fort Saskatchewan	Fort Saskatchewan Industrial Centre	23	32 (7)	55
	Unconsolidated	6	-	6
	SUBTOTAL	29	32 (7)	61
Gibbons	Gibbons Highway 37 Industrial Park	-	-	-
	Unconsolidated	8	-	8
	SUBTOTAL	8	-	8
Morinville	Morinville Industrial Park	13	5 (2)	18
	Unconsolidated	10	-	10
	SUBTOTAL	23	5 (2)	28

continued...

TABLE 5

NUMBER OF BUSINESS ESTABLISHMENTS BY INDUSTRIAL AREA, continued

MUNICIPALITY	INDUSTRIAL AREA	BUSINESSES ON SINGLE TENANT PARCELS[1]	BUSINESSES IN MULTI-TENANT FACILITIES[2]	TOTAL NUMBER OF BUSINESSES
Redwater	Redwater Industrial Park	7	2 (1)	9
	Unconsolidated	21	4 (2)	25
	SUBTOTAL	28	6 (3)	34
Spruce Grove	Village 16 Business Park	-	-	-
	Madison Industrial	3	4 (2)	7
	Diamond Industrial	18	18 (8)	36
	Shep Industrial	16	35 (12)	51
	Yellowhead Industrial	4	8 (3)	12
	Unconsolidated	12	-	12
	SUBTOTAL	53	65 (25)	118
Stony Plain	North Industrial Park	2	-	2
	South Business Park	-	-	-
	Unconsolidated	23	10 (3)	33
	SUBTOTAL	25	10	35
Villages				
Legal	Unconsolidated	6	-	5
New Sarepta	Unconsolidated	3	-	3
TOTAL		269	273 (86)	542

Notes:

1 The sum total of businesses which occupy their own individual parcel.

2 The sum total of businesses which occupy space in multi-tenant facilities. Numbers in brackets are the total number of multi-tenant facilities.

Business Establishments By Classification

BUSINESS ESTABLISHMENTS BY CLASSIFICATION

Tables 6 and 7

Tables 6 and 7 detail the number of businesses by industrial classification for each industrial area and municipality. The largest group of businesses by number of establishments in the general industrial areas of urban municipalities is commercial services which account for 26.0% of all businesses. Warehousing storage businesses are the next largest group at 18.5% of all businesses followed by construction contracting 14.6%, light manufacturing 12.4%, retail trade 12.2%, industries incidental to oil extraction 4.2%, wholesale trade 3.3%, truck line industry 2.8%, industries incidental to sand and gravel extraction 1.5% and the remainder is distributed amongst a variety of other business types.

For the 269 businesses on single tenant parcels, 36.1% are warehouse/storage industries, 16.0% are light manufacturing, 11.9% are commercial retail, 11.5% construction contracting, 7.4% commercial services, 4.1% wholesale trade, 4.1% industries incidental to oil extraction, 2.2% industries incidental to sand and gravel extraction, 1.9% truck line industries and the remainder a variety of other business types.

Regarding the 273 businesses in multi-tenant facilities as a total for all the urban municipalities, 44.3% are commercial services, 17.6% construction contracting, 12.5% commercial retail trade, 8.8% light manufacturing, 4.8% industries incidental to oil extraction, 3.7% truck line industry, 2.6% wholesale trade, 1.1% warehousing/storage, 0.7% industries incidental to sand and gravel extraction and the remainder a variety of other industries.

To determine the average parcel size by classification, attention must be directed to single tenant parcel businesses and a correlation drawn between Tables 4 and 7. The following are the average parcel sizes for each of the classified types of business: light manufacturing 2.08 ha.; truck line industries 1.01 ha.; industries incidential to sand and gravel extraction 0.92 ha.; commercial retail 0.90 ha.; warehousing/storage 0.78 ha.; industries incidental to oil extraction 0.78 ha.; construction contracting 0.64 ha.; commercial services 0.56 ha.; wholesale trade 0.46 ha.; other industrial land uses 2.08 ha.; multi-tenant facilities 0.63 ha.; and other non-industrial land uses 2.0 ha.

The average parcel size for all single tenant businesses (excluding parcels occupied by "other" land uses) is 1.07 ha. Given the 273 businesses in multi-tenant facilities which occupy a total of 54.50 hectares, the average area occupied by each multi-tenant business is 0.2 hectares.

TABLE 6

NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION

MUNICIPALITY	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Cities														
Edmonton							NOT AVAILABLE							
St. Albert	Campbell Industrial	Single-Tenant[1]	2	1	-	-	-	-	1	1	-	-	-	5
		Multi-Tenant[2]	6	2	2	-	-	-	-	2	2	14	-	28
		TOTAL	8	3	2	-	-	-	1	3	2	14	-	33
	Rail Industrial	Single-Tenant	3	2	-	3	-	-	-	-	1	5	1	14
		Multi-Tenant	6	16	1	3	-	-	-	7	7	26	2	66
		TOTAL	9	18	1	6	-	-	-	7	8	31	3	80
	Unconsolidated	Single-Tenant	-	1	-	-	-	-	-	-	-	-	-	1
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	1	-	-	-	-	-	-	-	-	-	1
	CITY TOTAL	Single-Tenant	5	4	-	3	-	-	1	1	1	5	1	20
		Multi-Tenant	12	18	3	3	-	-	-	9	9	40	2	94
		TOTAL	17	22	3	6	-	-	1	10	10	45	3	114
Leduc	Romotus Industrial	Single-Tenant	6	-	-	1	1	-	-	1	1	-	-	10
		Multi-Tenant	-	-	1	-	-	-	-	-	-	4	-	5
		TOTAL	6	-	1	1	1	-	-	1	1	4	-	15
	Weber Industrial	Single-Tenant	5	2	-	3	-	1	-	1	-	1	3	13
		Multi-Tenant	1	8	-	-	2	1	2	-	-	12	2	26
		TOTAL	6	10	-	3	2	2	2	1	-	13	5	39
	South Central Industrial	Single-Tenant	2	1	1	7	1	1	1	1	3	3	-	21
		Multi-Tenant	3	3	1	-	-	-	1	-	4	8	-	20
		TOTAL	5	4	2	7	1	1	2	1	7	11	-	41

continued...

TABLE 6
NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION, continued

MUNICIPALITY	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Leduc, continued	Unconsolidated	Single-Tenant	2	-	-	1	1	-	-	-	-	3	-	7
		Multi-Tenant	2	-	-	-	-	-	-	-	2	-	-	4
		TOTAL	4	-	-	1	1	-	-	-	2	3	-	11
	CITY TOTAL	Single-Tenant	15	3	1	12	3	2	1	3	6	7	3	53
		Multi-Tenant	6	11	2	-	2	1	3	-	6	24	2	55
		TOTAL	21	14	3	12	5	3	4	3	12	31	5	108
Towns														
Beaumont	Unconsolidated	Single-Tenant	1	-	-	-	-	-	-	-	-	-	-	1
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	1	-	-	-	-	-	-	-	-	-	-	1
Bon Accord	Unconsolidated	Single-Tenant	-	-	-	2	-	-	-	-	-	-	-	2
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	2	-	-	-	-	-	-	-	2
Calmar	Calmar Industrial Park	Single-Tenant	1	-	-	-	-	-	-	-	-	-	-	1
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	1	-	-	-	-	-	-	-	-	-	-	1
	Unconsolidated	Single-Tenant	-	1	1	7	-	-	-	-	-	-	-	9
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	1	1	7	-	-	-	-	-	-	-	9
	SUBTOTAL	Single-Tenant	1	1	1	7	-	-	-	-	-	-	-	10
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	1	1	1	7	-	-	-	-	-	-	-	10
Devon	Devonian Business Park	Single-Tenant	-	-	-	-	-	-	-	-	-	-	1	1
		Multi-Tenant	-	1	-	-	1	-	-	-	-	-	-	2
		TOTAL	-	1	-	-	1	-	-	-	-	-	1	3

continued...

TABLE 6
NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION, continued

MUNICIPALITY	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Devon, continued	Unconsolidated	Single-Tenant	1	1	-	3	2	-	1	-	-	-	-	8
		Multi-Tenant	-	-	-	-	4	-	-	-	-	-	-	4
		TOTAL	1	1	-	3	6	-	1	-	-	-	-	12
	SUBTOTAL	Single-Tenant	1	1	-	3	2	-	1	-	-	-	1	8
		Multi-Tenant	-	1	-	-	5	-	-	-	-	-	-	6
		TOTAL	1	2	-	3	7	-	1	-	-	-	1	14
Fort Saskatchewan	Fort Sask. Industrial Centre	Single-Tenant	2	3	2	2	-	-	2	1	10	1	2	23
		Multi-Tenant	2	4	1	-	-	-	1	-	5	19	-	32
		TOTAL	4	7	3	2	-	-	3	1	15	20	2	55
	Unconsolidated	Single-Tenant	-	1	-	3	-	-	-	1	1	-	-	6
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	1	-	3	-	-	-	1	1	-	-	6
	SUBTOTAL	Single-Tenant	2	4	2	5	-	-	2	2	11	1	2	29
		Multi-Tenant	2	4	1	-	-	-	1	-	5	19	-	32
		TOTAL	4	8	3	5	-	-	3	2	16	20	2	61
Gibbons	Gibbons Highway 37 Industrial Park	Single-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	-	-	-	-	-	-	-
	Unconsolidated	Single-Tenant	1	-	-	7	-	-	-	-	-	-	-	8
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	1	-	-	7	-	-	-	-	-	-	-	8
	SUBTOTAL	Single-Tenant	1	-	-	7	-	-	-	-	-	-	-	8
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	1	-	-	7	-	-	-	-	-	-	-	8

continued...

TABLE 6
NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION, continued

MUNICIPALITY	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Morinville	Morinville Industrial Park	Single-Tenant	3	3	1	2	-	-	-	-	4	-	-	13
		Multi-Tenant	-	-	1	-	-	-	-	-	2	2	-	5
		TOTAL	3	3	2	2	-	-	-	-	6	2	-	18
	Unconsolidated	Single-Tenant	1	-	1	6	-	-	-	1	-	-	1	10
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	1	-	1	6	-	-	-	1	-	-	1	10
	SUBTOTAL	Single-Tenant	4	3	2	8	-	-	-	1	4	-	1	23
		Multi-Tenant	-	-	1	-	-	-	-	-	2	2	-	5
		TOTAL	4	3	3	8	-	-	-	1	6	2	1	28
Redwater	Redwater Industrial Park	Single-Tenant	-	3	-	4	-	-	-	-	-	-	2	7
		Multi-Tenant	-	-	-	-	1	-	-	1	-	-	-	2
		TOTAL	-	3	-	4	1	-	-	1	-	-	2	9
	Unconsolidated	Single-Tenant	1	4	1	9	3	1	-	2	-	-	1	21
		Multi-Tenant	1	-	-	-	1	-	2	-	-	-	-	4
		TOTAL	2	4	1	9	4	1	2	2	-	-	1	25
	SUBTOTAL	Single-Tenant	1	7	1	13	3	1	-	2	-	-	3	28
		Multi-Tenant	1	-	-	-	2	-	2	1	-	-	-	6
		TOTAL	2	7	1	13	5	1	2	3	-	-	3	34
Spruce Grove	Village 16 Business Park	Single-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	-	-	-	-	-	-	-
	Madison Industrial	Single-Tenant	-	-	-	1	-	-	-	1	1	-	3	3
		Multi-Tenant	-	-	-	-	-	-	2	-	1	1	-	4
		TOTAL	-	-	-	1	-	-	2	1	2	1	3	7

continued...

TABLE 6
NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION, continued

MUNICIPALITY	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Spruce Grove, continued	Diamond Industrial	Single-Tenant	6	2	-	3	2	1	-	1	2	1	1	18
		Multi-Tenant	1	6	-	-	1	-	-	-	2	8	1	18
		TOTAL	7	8	-	3	3	1	-	1	4	9	2	36
	Shop Industrial	Single-Tenant	3	2	-	2	-	-	-	-	4	5	4	16
		Multi-Tenant	1	2	-	-	3	-	2	1	4	22	-	35
		TOTAL	4	4	-	2	3	-	2	1	8	27	4	51
	Yellowhead Industrial	Single-Tenant	2	-	-	1	-	-	-	1	-	-	2	4
		Multi-Tenant	-	3	-	-	-	-	-	-	4	1	-	8
		TOTAL	2	3	-	1	-	-	-	1	4	1	2	12
	Unconsolidated	Single-Tenant	-	-	-	12	-	1	-	-	-	-	-	12
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	12	-	1	-	-	-	-	-	12
Stony Plain	North Industrial Park	Single-Tenant	-	-	-	1	-	-	-	-	1	-	-	2
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	1	-	-	-	-	1	-	-	2
	South Industrial Park	Single-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	-	-	-	-	-	-	-	-	-	-	-
	Unconsolidated	Single-Tenant	1	2	4	12	1	1	-	-	2	-	-	23
		Multi-Tenant	1	3	-	-	-	1	-	-	1	4	-	10
		TOTAL	2	5	4	12	1	2	-	-	3	4	-	33
	SUBTOTAL	Single-Tenant	1	2	4	13	1	1	-	-	3	-	-	25
		Multi-Tenant	1	3	-	-	-	1	-	-	1	4	-	10
		TOTAL	2	5	4	13	1	2	-	-	4	4	-	35

continued...

TABLE 6
NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION, continued

MUNICIPALITY	INDUSTRIAL AREA	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Villages														
Legal	Unconsolidated	Single-Tenant	-	1	-	3	-	-	-	1	-	1	-	6
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	1	-	3	-	-	-	1	-	1	-	6
New Sarepta	Unconsolidated	Single-Tenant	-	1	-	2	-	-	-	-	-	-	-	3
		Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
		TOTAL	-	1	-	2	-	-	-	-	-	-	-	3

Notes: [1] Single tenant parcels accommodate one business per parcel (which sometimes can include two or more lots consolidated into one parcel).

[2] Multi-tenant parcels accommodate a building or buildings on a parcel which have two or more businesses.

[3] The "total" column does not include the number of "other land uses" found in industrial parks but only the number of business establishments.

TABLE 7

NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION FOR URBAN MUNICIPALITIES

MUNICIPALITY	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Cities													
Edmonton	NOT AVAILABLE												
St. Albert	Single-Tenant[1]	5	4	-	3	-	-	1	1	1	5	1	20
	Multi-Tenant[2]	12	18	3	3	-	-	-	9	9	40	2	94
	TOTAL	17	22	3	6	-	-	1	10	10	45	3	114
Leduc	Single-Tenant	15	3	1	12	3	2	1	3	6	7	3	53
	Multi-Tenant	6	11	2	-	2	1	3	-	6	24	2	55
	TOTAL	21	14	3	12	5	3	4	3	12	31	5	108
Towns													
Beaumont	Single-Tenant	1	-	-	-	-	-	-	-	-	-	-	1
	Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	1	-	-	-	-	-	-	-	-	-	-	1
Bon Accord	Single-Tenant	-	-	-	2	-	-	-	-	-	-	-	2
	Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	-	-	-	2	-	-	-	-	-	-	-	2
Calmar	Single-Tenant	1	1	1	7	-	-	-	-	-	-	-	10
	Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	1	1	1	7	-	-	-	-	-	-	-	10
Devon	Single-Tenant	1	1	-	3	2	-	1	-	-	-	1	8
	Multi-Tenant	-	1	-	-	5	-	-	-	-	-	-	6
	TOTAL	1	2	-	3	7	-	1	-	-	-	1	14
Fort Saskatchewan	Single-Tenant	2	4	2	5	-	-	2	2	11	1	2	29
	Multi-Tenant	2	4	1	-	-	-	1	-	5	19	-	32
	TOTAL	4	8	3	5	-	-	3	2	16	20	2	61

continued...

TABLE 7

NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION FOR URBAN MUNICIPALITIES, continued

MUNICIPALITY	PARCEL TYPE	Light Manufacturing	Construction Contracting	Wholesale Trade	Warehousing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE	TOTAL[3]
Gibbons	Single-Tenant	1	-	-	7	-	-	-	-	-	-	-	8
	Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	1	-	-	7	-	-	-	-	-	-	-	8
Morinville	Single-Tenant	4	3	2	8	-	-	-	1	4	-	1	23
	Multi-Tenant	-	-	1	-	-	-	-	-	2	2	-	5
	TOTAL	4	3	3	8	-	-	-	1	6	2	1	28
Redwater	Single-Tenant	1	7	1	13	3	1	-	2	-	-	3	28
	Multi-Tenant	1	-	-	-	2	-	2	1	-	-	-	6
	TOTAL	2	7	1	13	5	1	2	3	-	-	3	34
Spruce Grove	Single-Tenant	11	4	-	19	2	2	-	3	7	6	10	53
	Multi-Tenant	2	11	-	-	4	-	4	-	11	32	1	65
	TOTAL	13	15	-	19	6	2	4	3	18	38	11	118
Stony Plain	Single-Tenant	1	2	4	13	1	1	-	-	3	-	-	25
	Multi-Tenant	1	3	-	-	-	1	-	-	1	4	-	10
	TOTAL	2	5	4	13	1	2	-	-	4	4	-	35
Villages													
Legal	Single-Tenant	-	1	-	3	-	-	-	1	-	1	-	6
	Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	-	1	-	3	-	-	-	1	-	1	-	6
New Sarepta	Single-Tenant	-	1	-	2	-	-	-	-	-	-	-	3
	Multi-Tenant	-	-	-	-	-	-	-	-	-	-	-	-
	TOTAL	-	1	-	2	-	-	-	-	-	-	-	3

continued...

TABLE 7

NUMBER OF BUSINESS ESTABLISHMENTS BY CLASSIFICATION FOR URBAN MUNICIPALITIES, continued

MUNICIPALITY	PARCEL TYPE	Light Manufac-turing	Construction Contracting	Wholesale Trade	Ware-housing Storage	Industries Incidental to Oil Extraction	Industries Incidental to Sand and Gravel Extraction	Truck Line Industry	Other Industry	Retail Trade	Service	OTHER LAND USE[4]	TOTAL[3]
TOTAL	Single-Tenant	43	31	11	97	11	6	5	13	32	20	21	269
	Multi-Tenant	24	48	7	3	13	2	10	10	34	121	5	273
	TOTAL	67	79	18	100	23	8	15	23	66	141	26	542

Notes: [1] Single-tenant parcels accommodate one business per parcel (which sometimes can include two or more lots consolidated into one parcel).

[2] Multi-tenant parcels accommodate a building or buildings on a parcel which house two or more businesses.

[3] The "total" column does not include the number of "other land uses" found in industrial parks but only the number of business establishments.

PART 2

Part II provides base maps and accompanying tables for each of the urban municipalities in the E.M.R.P.C. planning region. Whereas Part I is an overall summary of the amount and types of general industrial land uses, Part II profiles each urban municipality identifying the numbers and areas of occupied lots and vacant lots by industrial park and quarter section.

For the purposes of the base maps and tables in Part II, commercial and multi-tenant development are included as "general industrial".

1

EXISTING INDUSTRIAL AREAS
in the City of Edmonton

MAP 1
City of Edmonton[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

INDUSTRIAL AREA	VACANT SUBDIVIDED (Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
South Industrial Plan Area	207	182.82
Southeast Industrial Plan Area	284	167.12
Northwest Industrial Plan Area	345	234.14
Northeast Industrial Plan Area	325	22.85
Clover Bar Industrial	59	64.63
Mistatim Industrial	36	43.11
Southeast (Annexed) Industrial	47	65.15
Eastgate Industrial	21	14.40
Winterburn Industrial	161	122.15
Miscellaneous Industrial	208	45.12
TOTAL	1,693	961.49

Notes:

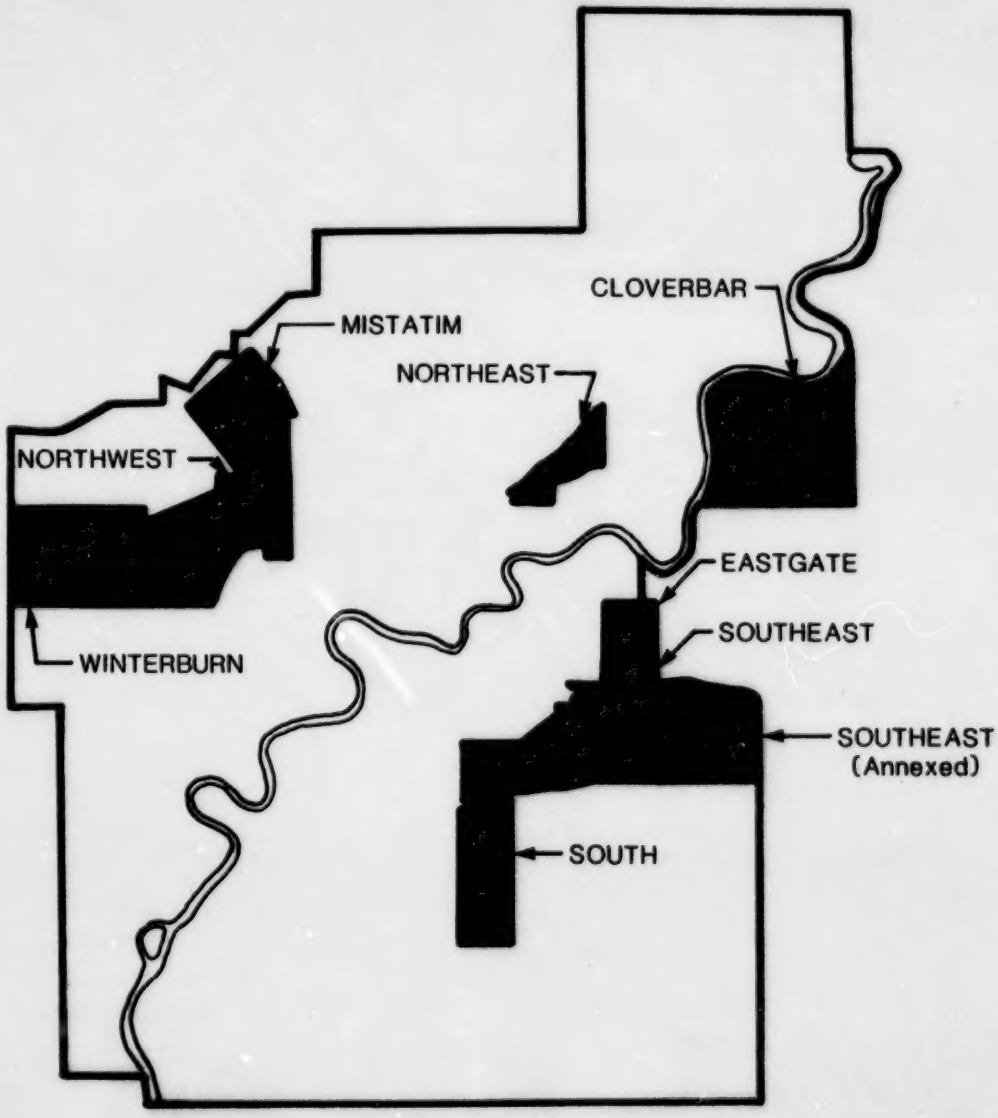
1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.

MAP 1

MAJOR INDUSTRIAL AREAS IN THE CITY OF EDMONTON



Note: The Land Use Bylaw should be consulted for further details on land committed for industrial development.

1(a)

SOUTH INDUSTRIAL PLAN AREA

City of Edmonton

MAP 1(a)
South Industrial Plan Area[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

INDUSTRIAL SUBDIVISIONS	VACANT SUBDIVIDED (Fully Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Edmonton Research and Development Park	18	34.59
Parsons	89	58.05
Strathcona	100	90.18
TOTAL	207	182.82

Notes:

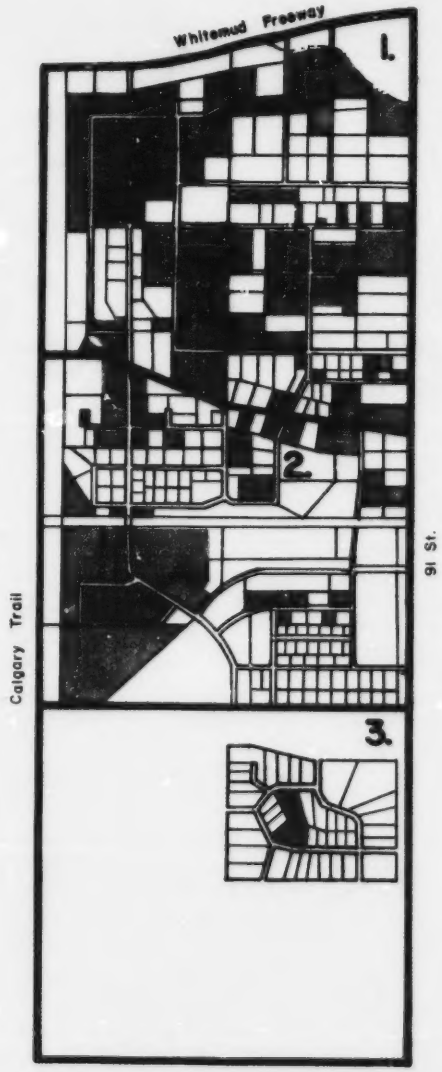
[1] All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

[2] General industrial land includes all fully serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

[3] This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.

MAP 1(a)
SOUTH INDUSTRIAL PLAN AREA

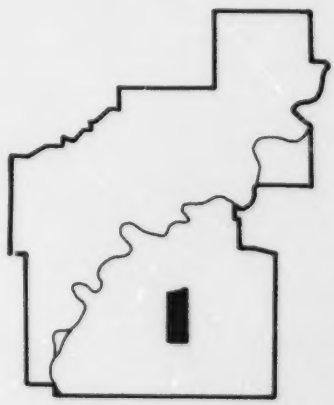
LAND USE



DEVELOPED GENERAL INDUSTRIAL

INDUSTRIAL PARKS:

1. STRATHCONA INDUSTRIAL PARK
2. PARSONS INDUSTRIAL
3. EDMONTON RESEARCH and DEVELOPMENT PARK

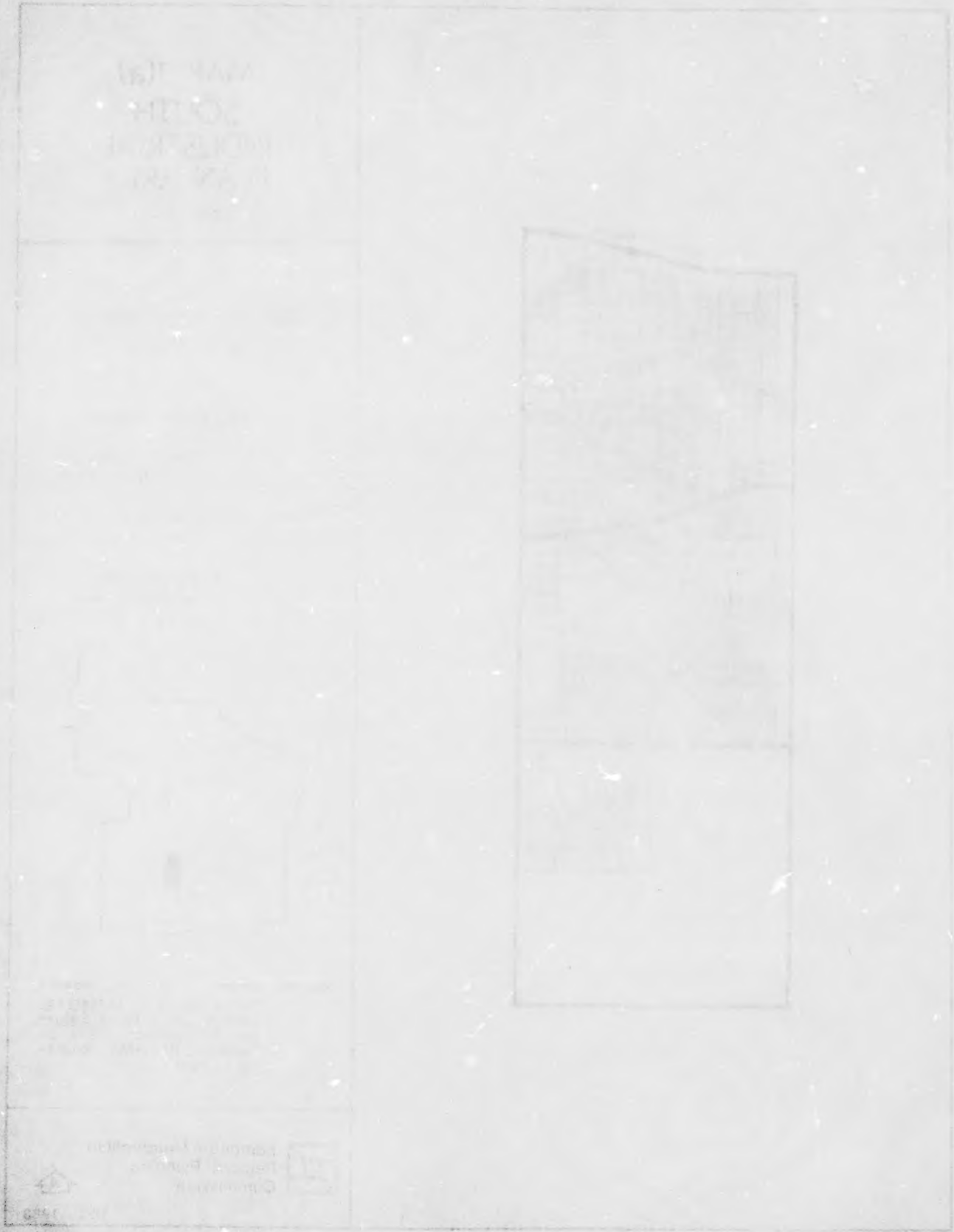


Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

Edmonton Metropolitan Regional Planning Commission

N

DEC. 1983



1(b)

SOUTHEAST INDUSTRIAL PLAN AREA

City of Edmonton

MAP 1(b)
Southeast Industrial Plan Area[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

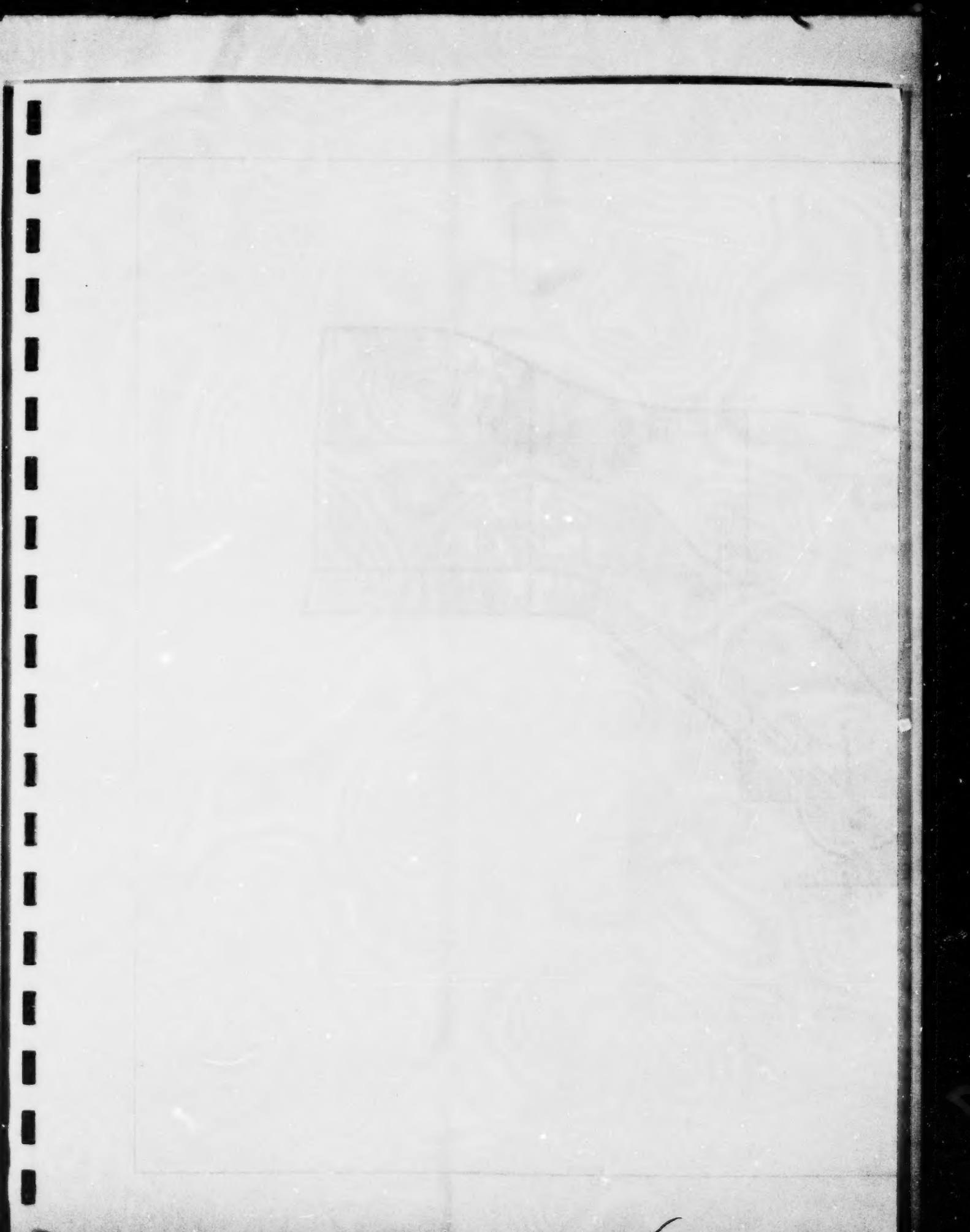
INDUSTRIAL AREA	VACANT SUBDIVIDED (Fully Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Coronet	13	4.69
Coronet Addition	12	3.22
Davies	51	19.78
Gainer	1	1.12
Girard	11	6.11
Hazeldean	6	1.77
Lambton Park	9	6.23
McIntyre	36	33.91
Morris	5	4.93
Papaschase	15	11.84
Pylypow	24	25.68
Roper	46	13.40
Rosedale	5	0.97
Weir	50	33.47
TOTAL	284	167.12

Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all fully serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

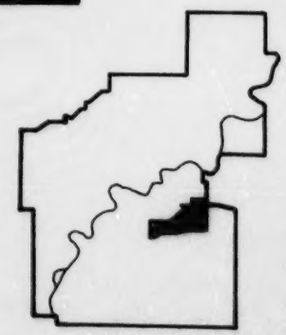
3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.



MAP 1(b)

SOUTHEAST INDUSTRIAL PLAN AREA

LAND USE



DEVELOPED GENERAL INDUSTRIAL

NDUSTRIAL PARKS:

1. LAMBTON PARK
2. MORRIS
3. GAINER
4. WEIR
5. GIRARD
6. DAVIES
7. PYLYPOW
8. ROSEDALE
9. HAZELDEAN
10. CORONET ADDITION
11. ROPER
12. CORONET
13. McINTYRE
14. PAPASCHASE

Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

Edmonton Metropolitan Regional Planning Commission

N

DEC. 1983

1(c)

NORTHWEST INDUSTRIAL PLAN AREA

City of Edmonton

MAP 1(c)
Northwest Industrial Plan Area[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

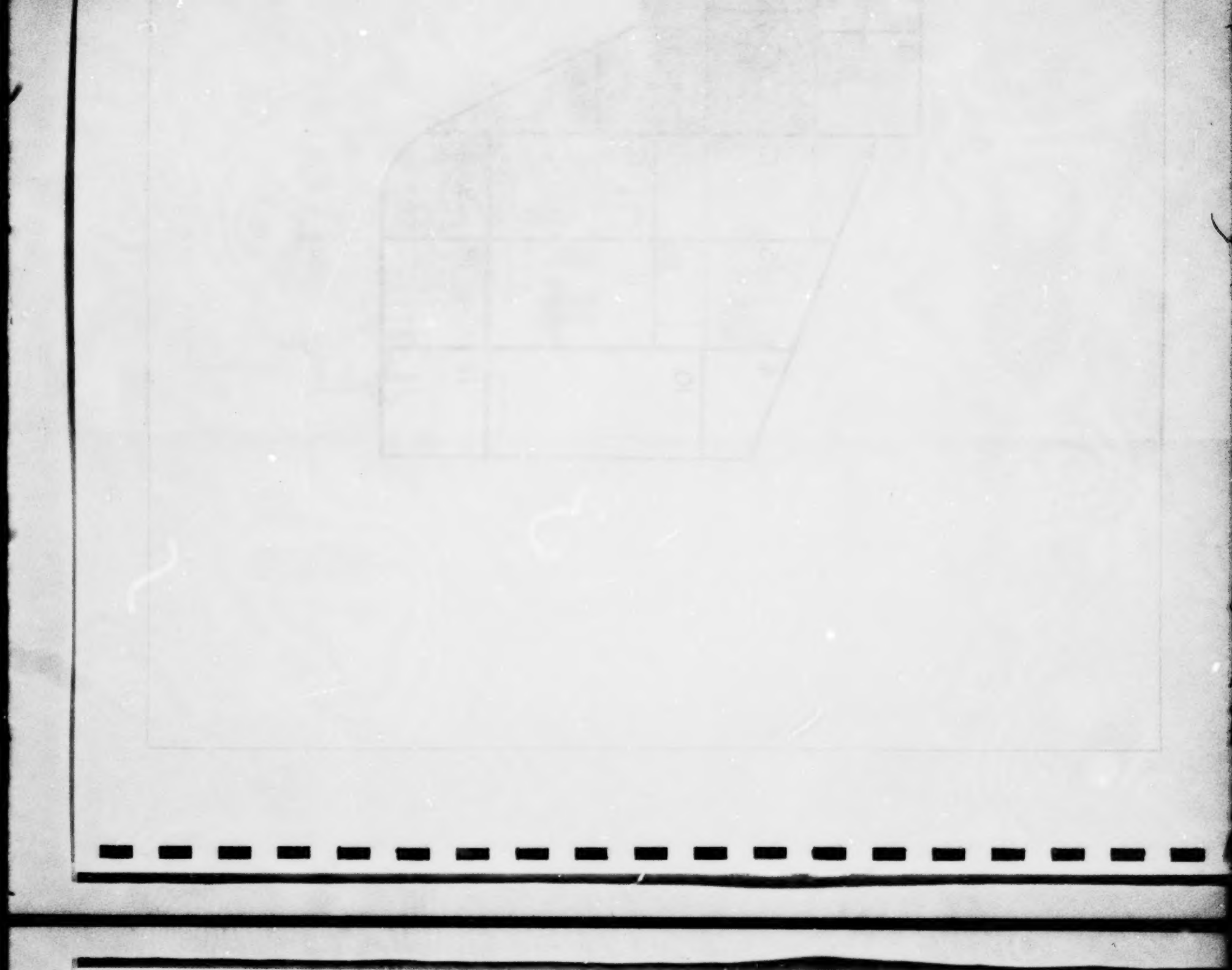
INDUSTRIAL AREA	VACANT SUBDIVIDED (Fully Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Alberta Park	17	9.43
Armstrong	10	8.37
Carlton Square	13	11.14
Dominion Park (Mitchell)	29	13.12
Edmiston	27	52.14
Garside (Bremner)	24	1.88
Hawin Park	13	13.62
High Park	13	4.86
McNamara	49	38.42
Morin	12	4.07
Norwester	11	8.11
Poundmaker	35	12.77
Sheffield	3	1.37
Stone	34	23.45
Sunwapta	1	2.02
West Sheffield	7	4.18
White	-	-
Wilson	27	15.65
Youngstown	20	9.54
TOTAL	345	234.14

Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all fully serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

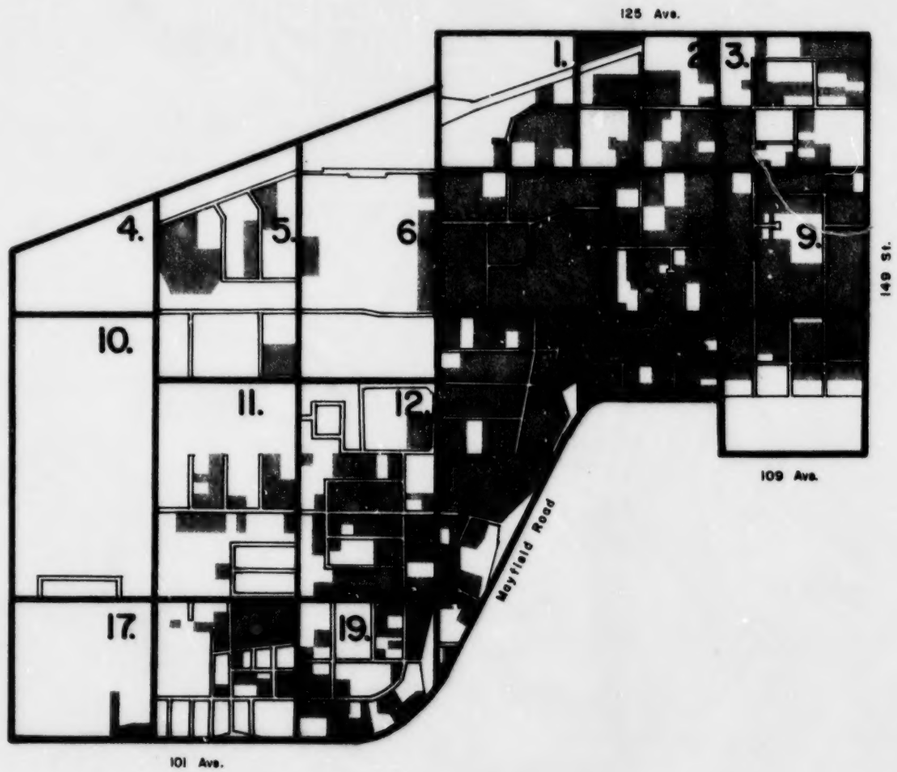
3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.



MAP 1(c)

NORTHWEST INDUSTRIAL PLAN AREA

LAND USE



DEVELOPED GENERAL INDUSTRIAL

INDUSTRIAL PARKS:

1. CARLTON SQUARE
2. HAWIN PARK
3. DOMINION PARK
4. WHITE
5. EDMISTON
6. ARMSTRONG
7. NORWESTER
8. ALBERTA PARK
9. GARSIDE
10. POUNDMAKER
11. WILSON
12. McNAMARA
13. WEST SHEFFIELD
14. SHEFFIELD
15. HIGH PARK
16. YOUNGSTOWN
17. SUNWAPTA
18. MORIN
19. STONE

Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

Edmonton Metropolitan Regional Planning Commission

DEC. 1983

1(d)

NORTHEAST INDUSTRIAL PLAN AREA

City of Edmonton

MAP 1(d)
Northeast Industrial Plan Area[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

INDUSTRIAL AREA	VACANT SUBDIVIDED (Fully Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Belvedere	-	-
The Braids	4	5.89
Industrial Heights	192	16.25
Kennedale	121	5.03
Mount Lawn	7	1.00
Santa Rosa	1	0.57
TOTAL	325	22.85

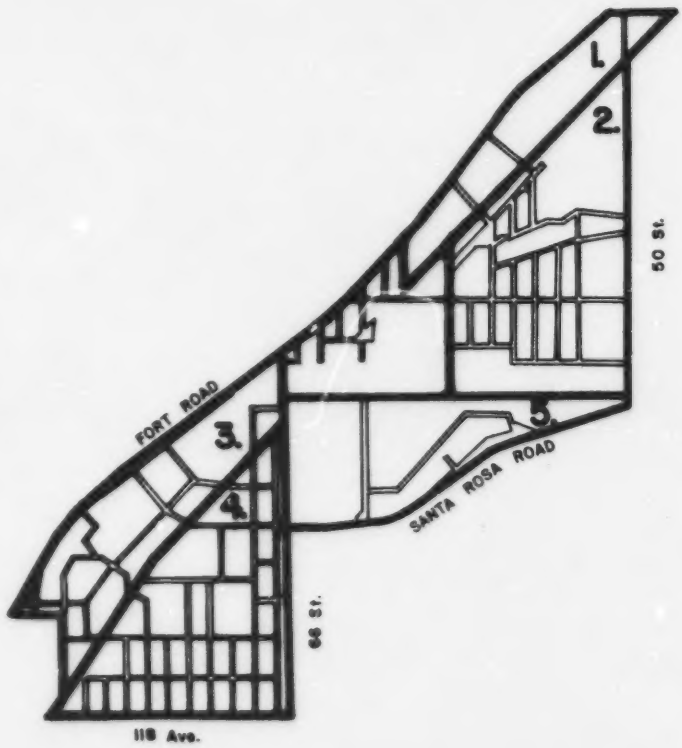
Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all fully serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.

MAP 1(d)
NORTHEAST INDUSTRIAL PLAN AREA
LAND USE



DEVELOPED GENERAL INDUSTRIAL INFORMATION NOT AVAILABLE.

INDUSTRIAL PARKS:

1. THE BRAIDS
2. KENNEDALE
3. MOUNT LAWN
4. SANTA ROSA
5. INDUSTRIAL HEIGHTS

Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

Edmonton Metropolitan Regional Planning Commission

DEC. 1983

1(e)

CLOVER BAR INDUSTRIAL
City of Edmonton

MAP 1(e)
Clover Bar Industrial[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

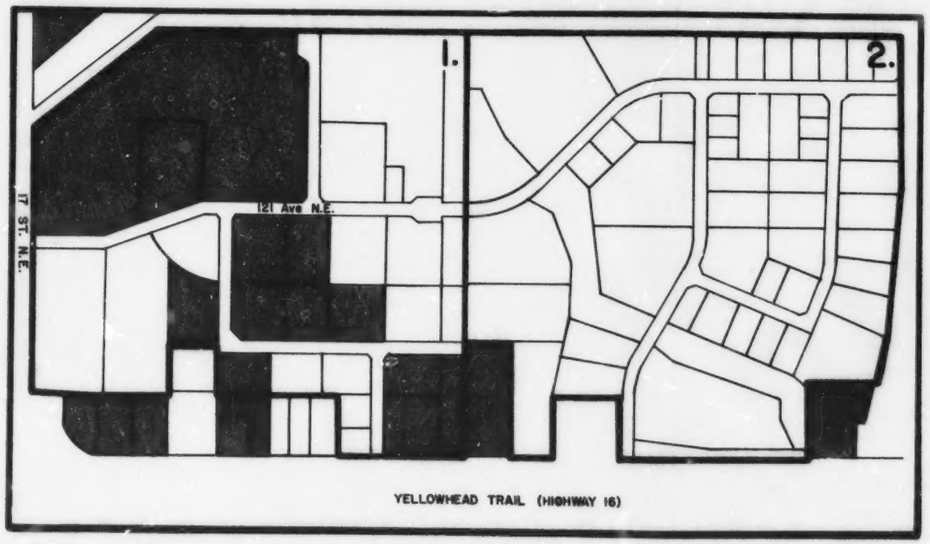
INDUSTRIAL AREA	VACANT SUBDIVIDED (Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Clover Bar Strathcona 16 Township 16-53-23-4	12 45 1 1	21.60 39.37 2.20 1.46
TOTAL	59	64.63

Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.



MAP 1(e)
CLOVER BAR INDUSTRIAL

LAND USE

DEVELOPED GENERAL INDUSTRIAL

INDUSTRIAL PARKS:

1. CLOVER BAR
2. STRATHCONA 16

FEATURE AREA

Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

Edmonton Metropolitan Regional Planning Commission

DEC. 1983

1(f)

MISTATIM INDUSTRIAL

City of Edmonton

MAP 1(f)
Mistatim Industrial[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

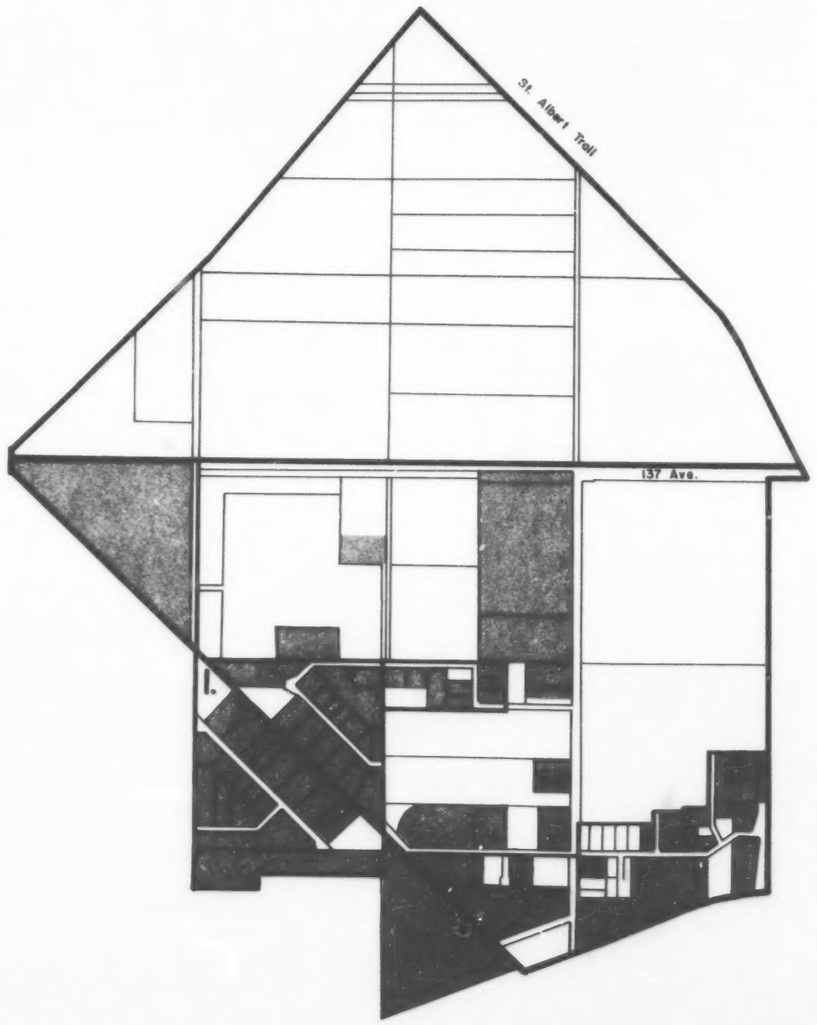
INDUSTRIAL AREA	VACANT SUBDIVIDED (Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Gagnon (North)	5	4.80
Gagnon (South)	14	16.60
Javelin	3	3.80
Voyageur	3	6.27
Township 15-53-25-4	2	2.66
Township 22-53-25-4	2	5.02
Township 23-53-25-4	7	3.96
TOTAL	36	43.11

Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.



MAP 1(f)

MISTATIM INDUSTRIAL

LAND USE

DEVELOPED GENERAL INDUSTRIAL

INDUSTRIAL PARKS:

1. VOYAGEUR
2. GAGNON

Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

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DEC. 1983

1(g)

SOUTHEAST (ANNEXED) INDUSTRIAL

City of Edmonton

MAP 1(g)
Southeast (Annexed) Industrial Area[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

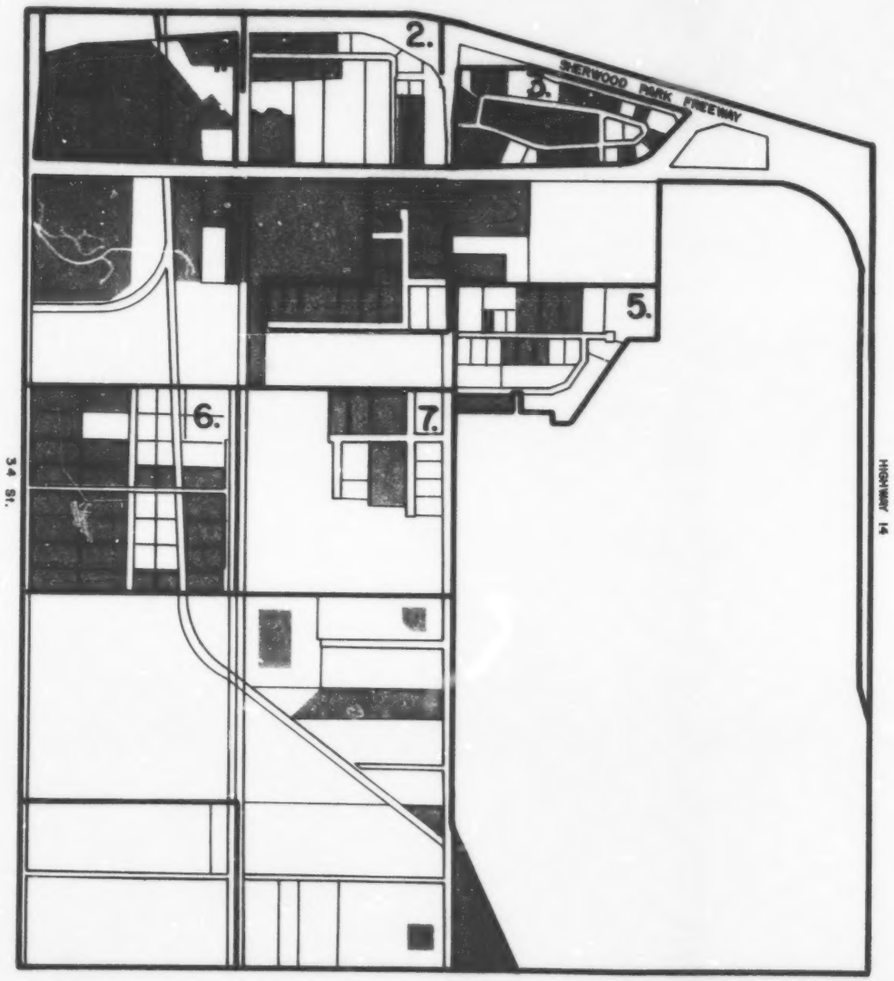
INDUSTRIAL AREA	VACANT SUBDIVIDED (Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Elmjay	7	10.00
Grosvenor	7	12.14
Maple Ridge	12	11.28
Reynolds I	7	6.62
Reynolds II	-	-
Sherwood	8	8.48
Stanhope	2	9.20
Thorndale	2	2.31
NW 20-52-23-4	2	5.12
TOTAL	47	65.15

Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.



MAP 1(g)

SOUTHEAST (Annexed) INDUSTRIAL

LAND USE

DEVELOPED GENERAL INDUSTRIAL

INDUSTRIAL PARKS:

1. THORNDALE
2. SHERWOOD
3. ELMJAY
4. STANHOPE
5. MAPLE RIDGE
6. GROSVENOR
7. REYNOLDS

Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

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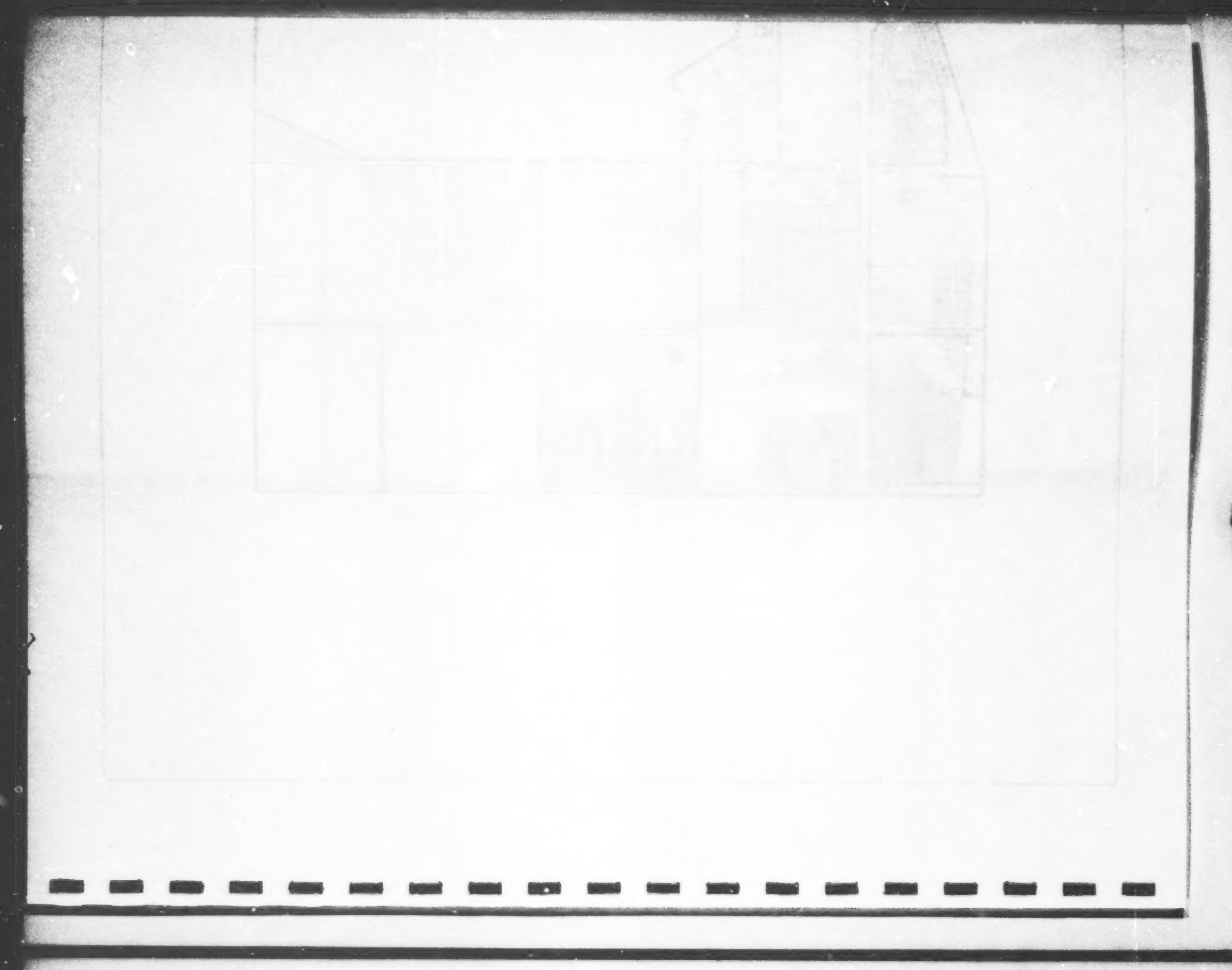


1(h)

EASTGATE INDUSTRIAL

City of Edmonton

MAP 1(h)
Eastgate[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

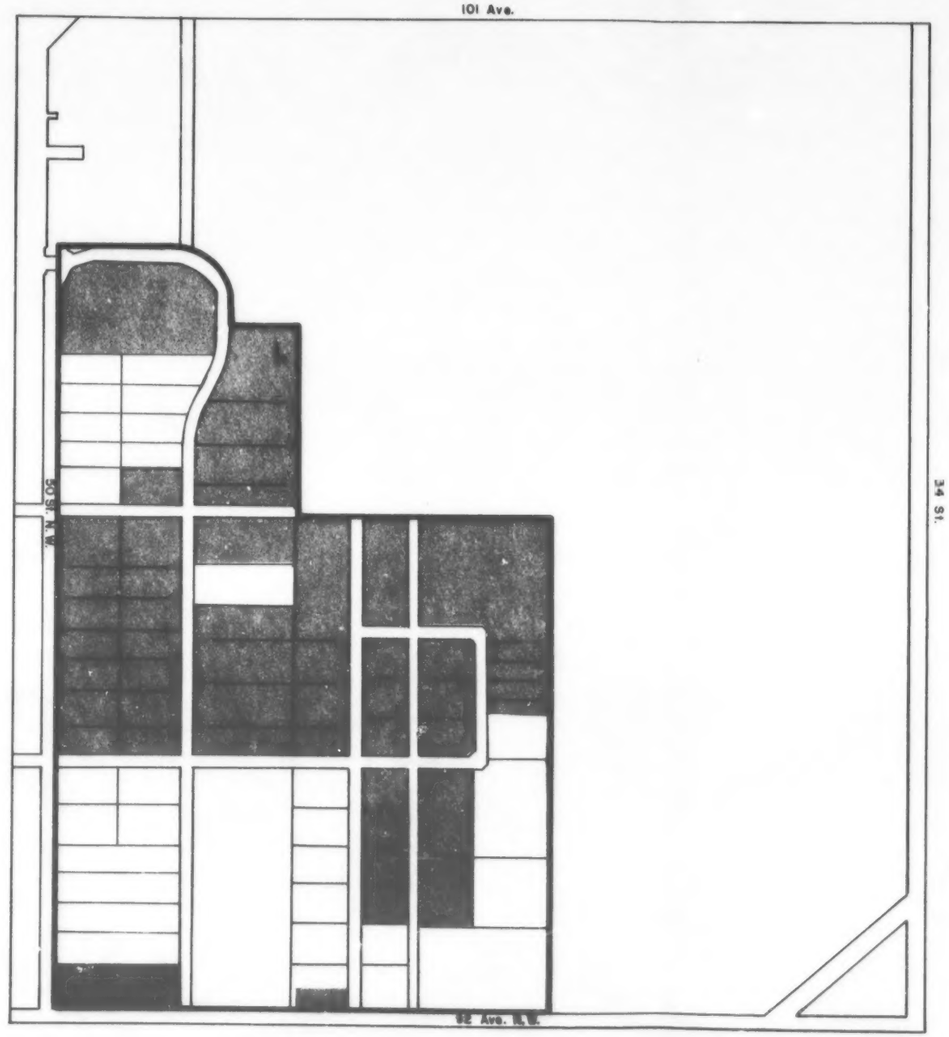
INDUSTRIAL AREA	VACANT SUBDIVIDED (Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Eastgate	21	14.40

Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.



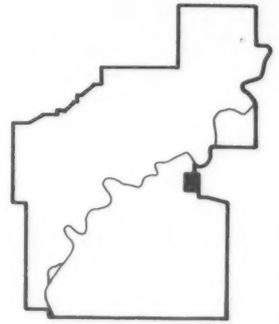
MAP 1(h)
EASTGATE INDUSTRIAL

LAND USE

DEVELOPED GENERAL INDUSTRIAL

INDUSTRIAL PARKS:

1. EASTGATE



Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

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DEC. 1983

1(i)

WINTERBURN INDUSTRIAL

City of Edmonton

MAP 1(i)
Winterburn Industrial[1]

GENERAL INDUSTRIAL LAND[2]
(By Number of Serviced Lots and Hectares)

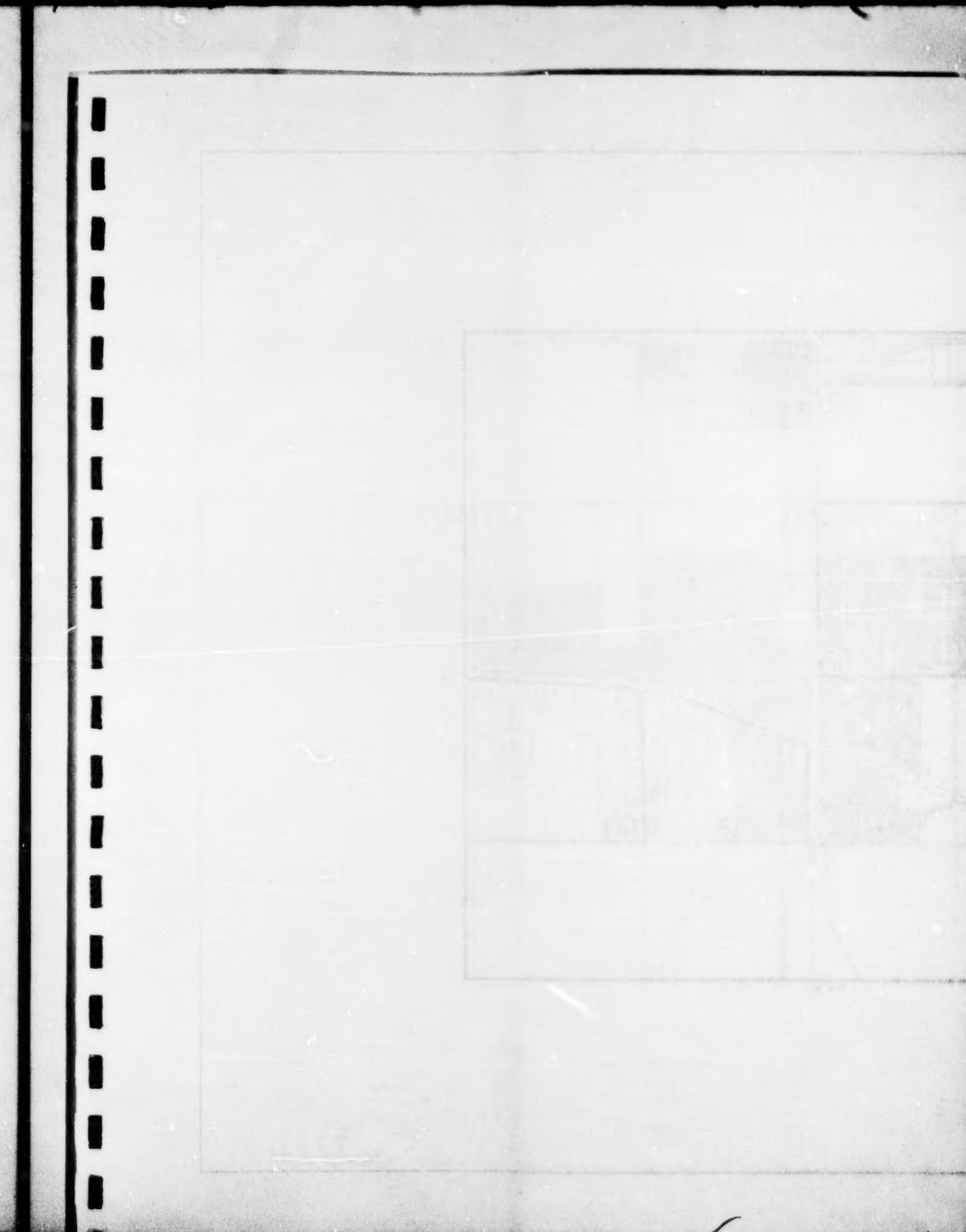
INDUSTRIAL AREA	VACANT SUBDIVIDED (Serviced) INDUSTRIAL LAND[3]	
	Lots	Hectares
Stony	43	45.57
Twin Wells	29	24.60
Westlands	68	38.00
Westwind	20	10.16
7-53-25-4	1	3.82
TOTAL	161	122.15

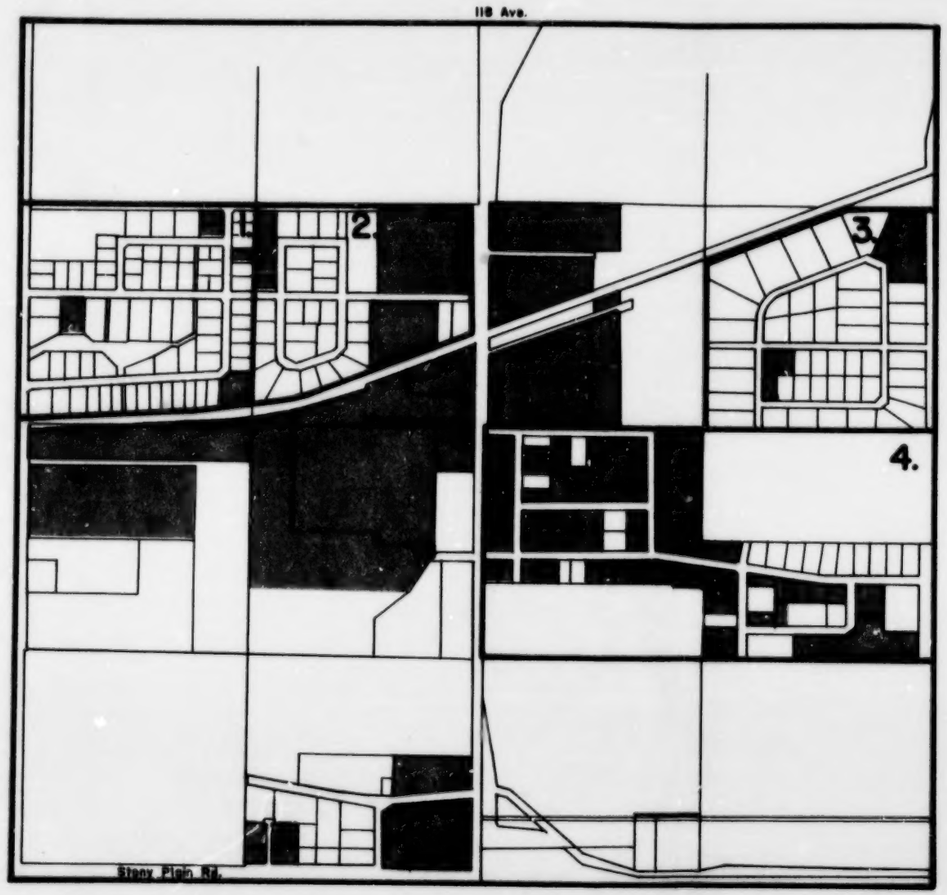
Notes:

1 All information contained in this table has been summarized from the City of Edmonton report, "Status of Industrial Land, December 31, 1983". For more detailed information on the supply of industrial land in the City of Edmonton, please refer to the noted report.

2 General industrial land includes all serviced industrial land designated "IB", Industrial Business District and "IM", Medium Industrial District. Land designated "IH", Heavy Industrial District, "AGI", Industrial Reserve District and unserviced "IB" and "IM" land is not included in this table.

3 This table contains information on the supply of vacant general industrial land only. Information on the amount of developed general industrial land is not available at this time.





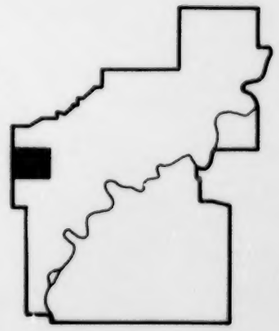
MAP 1(i)
WINTERBURN INDUSTRIAL

LAND USE

DELEVOPED GENERAL INDUSTRIAL

INDUSTRIAL PARKS:

1. WESTLANDS
2. TWIN WELLS
3. STONY
4. WESTWINDS



Source: Edmonton, Planning Department, Status of Industrial Land in the City of Edmonton (Edmonton: City of Edmonton Planning Department, 1982)

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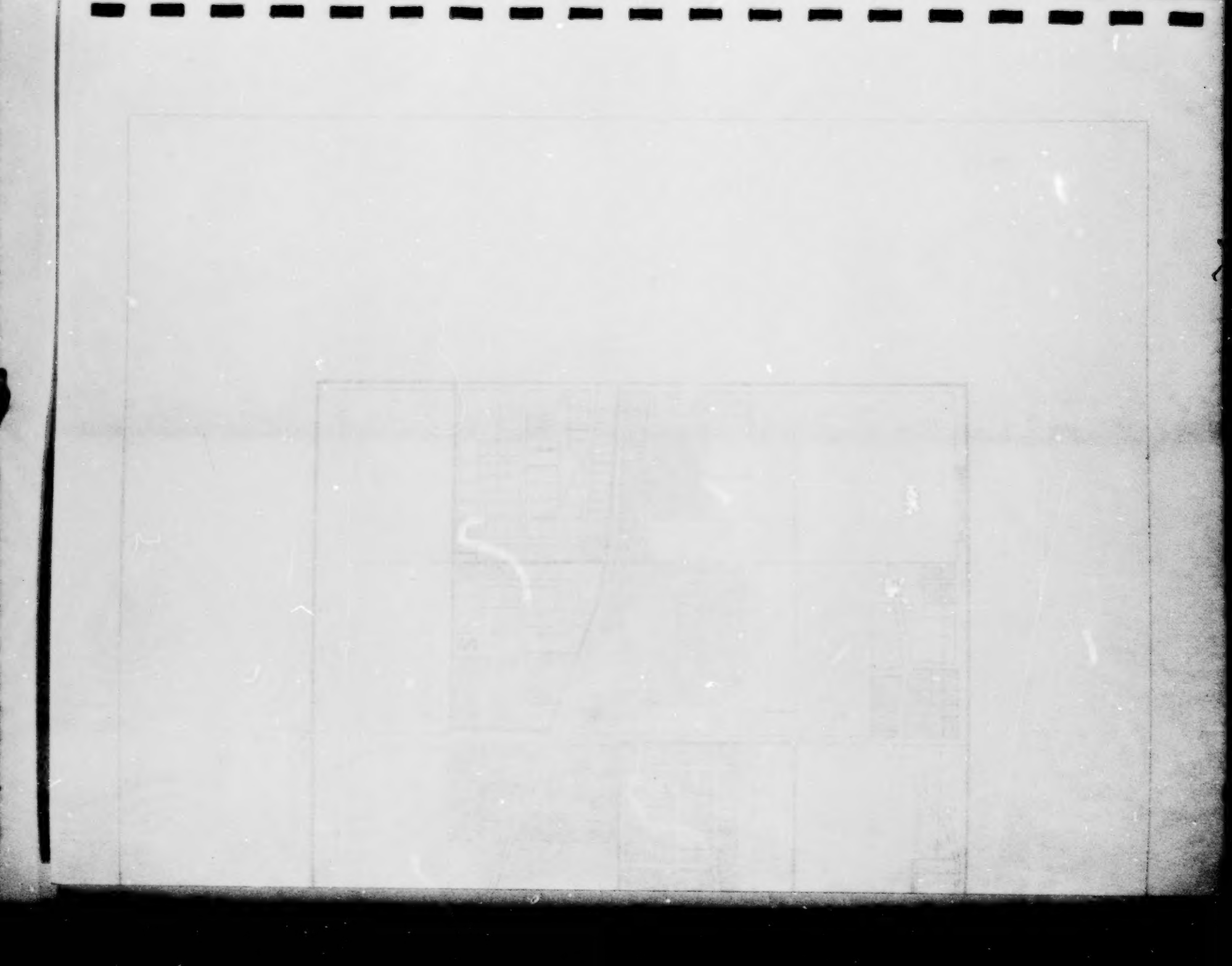


MAP 2
City of St. Albert

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
E1/2-2-54-25-4	15	26.40	35	26.38	50	52.78	Campbell Industrial Park
St. Albert Settlement, River Lots 54, part 53 and 55	46	22.86	83	18.42	129	41.28	Riel Industrial Park
St. Albert Settlement, River Lot 31	1	2.32	-	-	1	2.32	
TOTAL	62	51.58	118	44.80	180	96.38	

Notes:

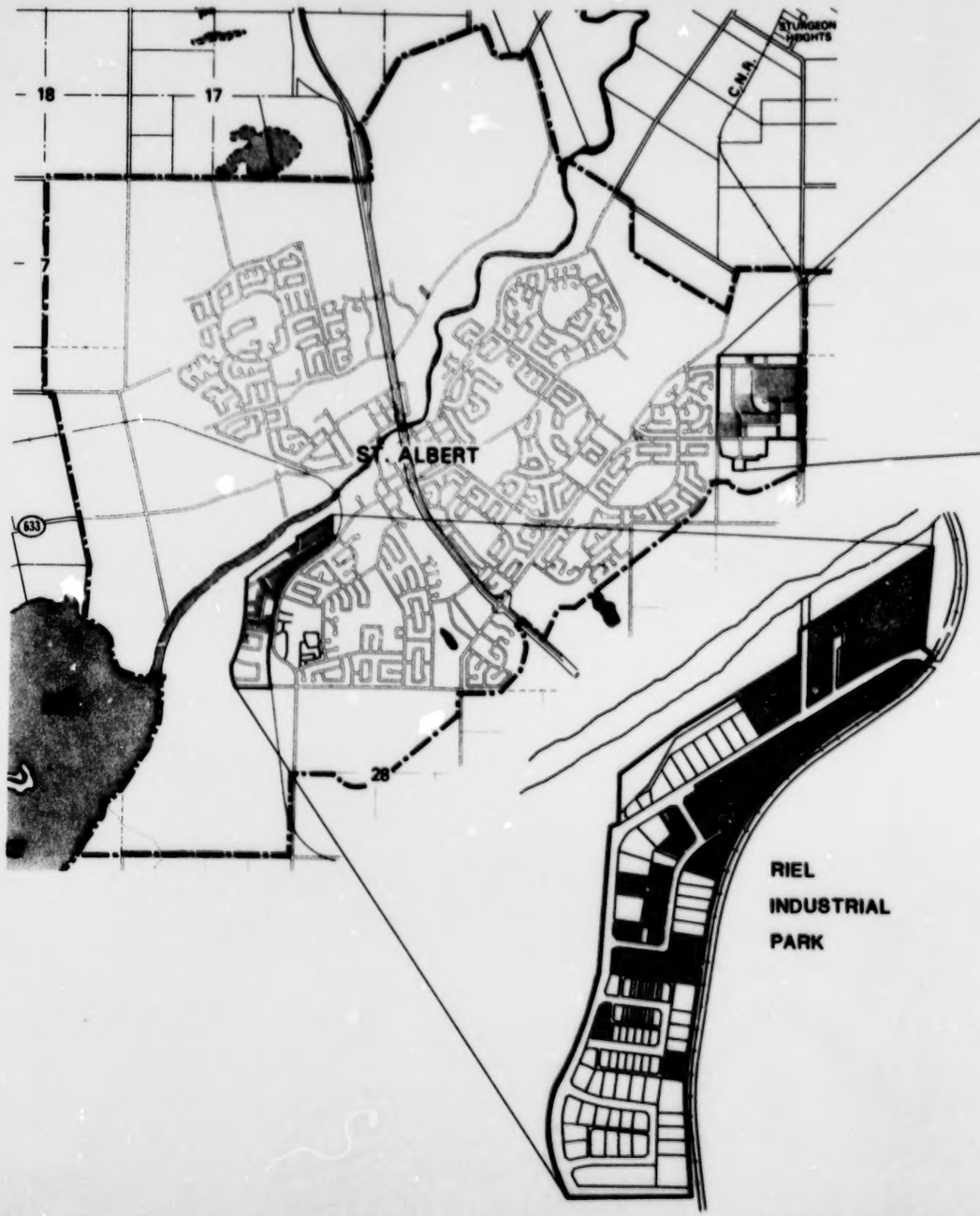
1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



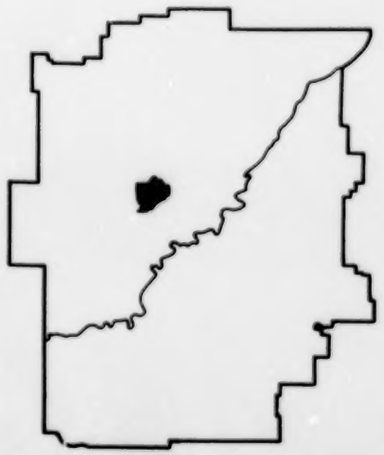
MAP 2
CITY of ST. ALBERT

LAND USE

GENERAL INDUSTRIAL

VACANT

Note: The boundaries for Reil Industrial Park and Campbell Industrial Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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MAP 3
City of Leduc

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 35-49-25-44	28	24.93	2	3.26	30	28.19	Weber Industrial
SE 35-49-25-4	1	0.04	-	-	1	0.04	
E1/2 35-49-25-4	29	15.91	15	13.36	44	29.27	South Central Industrial
NW 35-49-25-4	1	3.29	-	-	1	3.29	
E1/2 2-50-25-4	21	23.38	27	45.61	50	68.99	Romulus Industrial[6]
SE 26-49-25-4	1	0.65	-	-	1	0.65	
TOTAL	81	68.20	46	62.23	127	130.43	

Notes:

1 General industry includes all industry that are classified as light and/or medium.

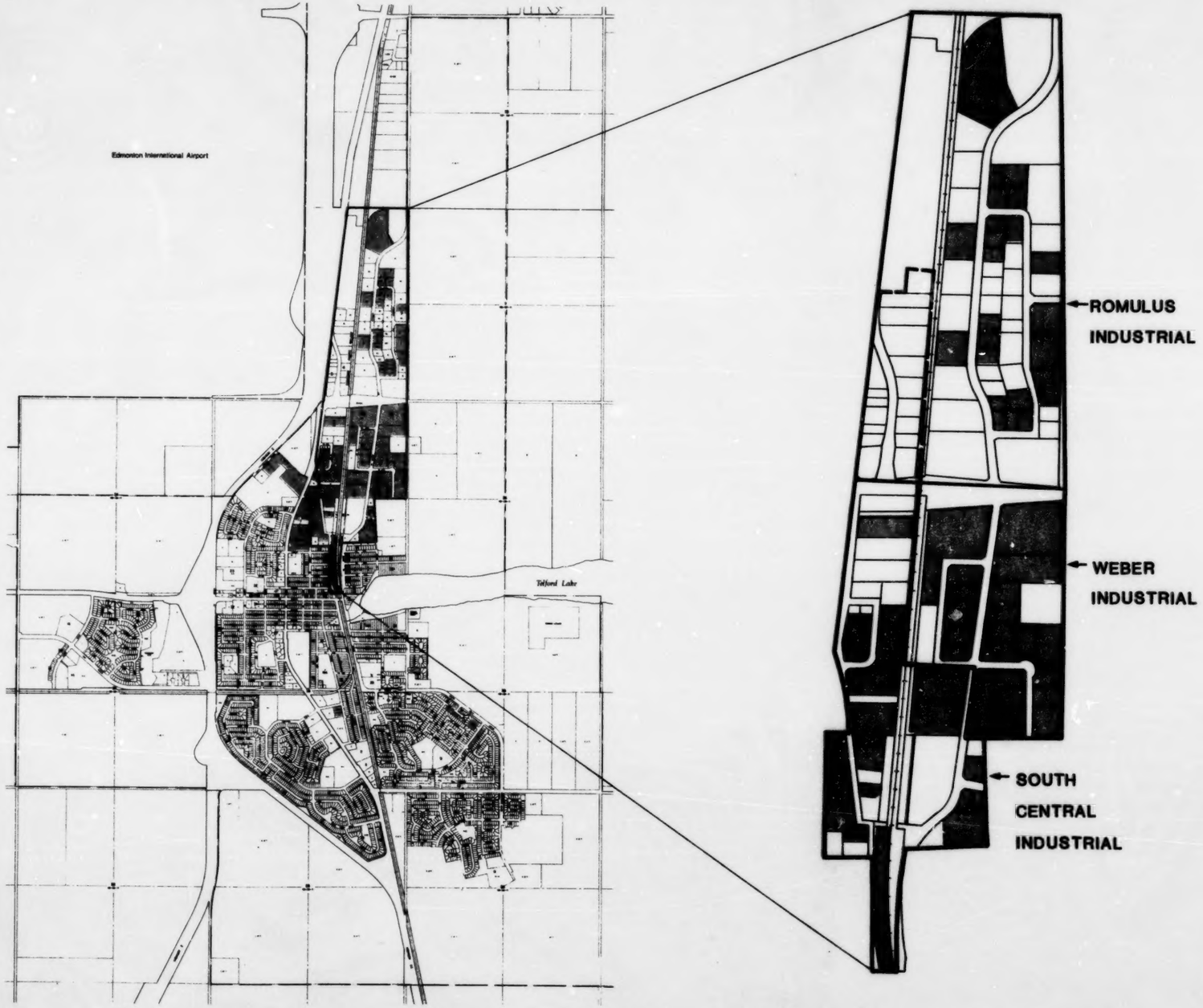
2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

6 Romulus Industrial contains an area zoned for Commercial (Highway Oriented) land uses. This commercial area, as illustrated on the base map, is not included in the above table.



MAP 3
CITY of LEDUC

LAND USE

GENERAL INDUSTRIAL

VACANT

Note: The boundaries for Romulus Industrial, Weber Industrial and South Central Industrial Parks identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.

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Commission

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MAP 4
Town of Beaumont

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 27-50-24-4	3	0.11	-	-	3	0.11	

Notes:

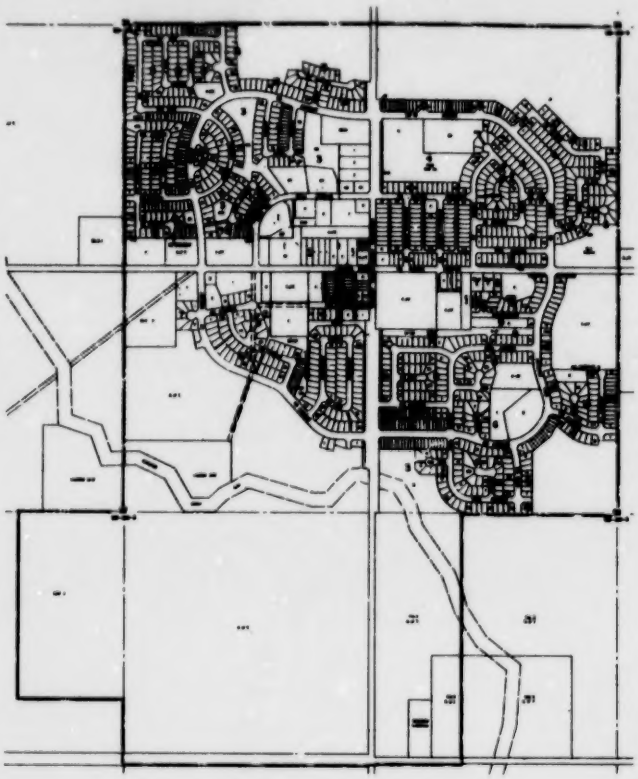
1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

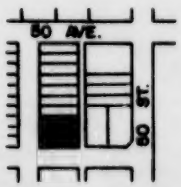


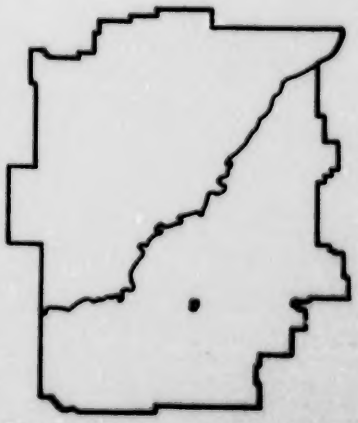
MAP 4
TOWN of BEAUMONT

LAND USE

GENERAL INDUSTRIAL

Note: The Land Use Bylaw should be consulted for further details on land committed for industrial development.





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MAP 5
Town of Bon Accord

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
SW 18-56-23-4	2	0.49	-	-	2	0.49	

Notes:

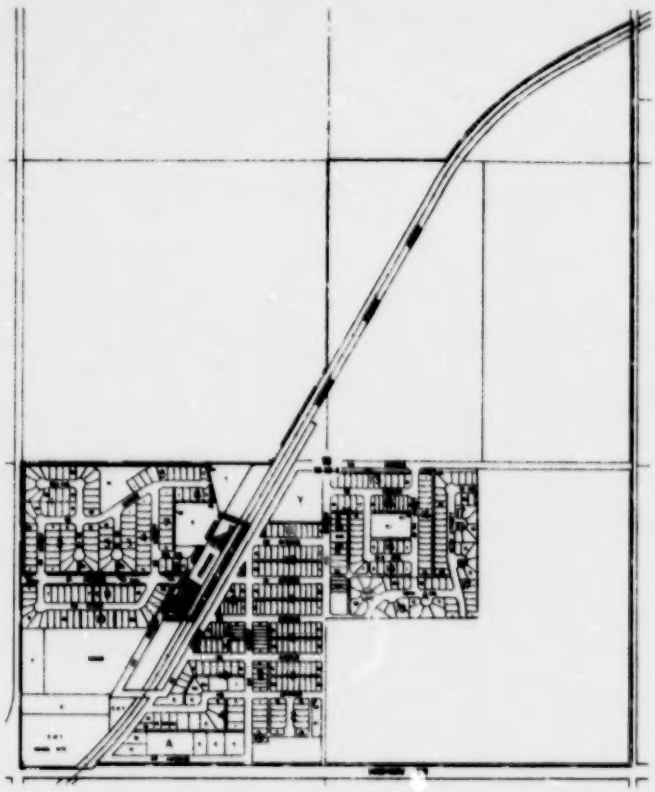
1 General industry includes all industry that are classified as light and/or medium.

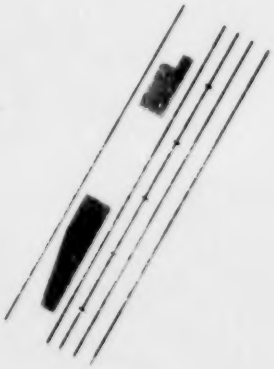
2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.





MAP 5
TOWN of
BON ACCORD

LAND USE

GENERAL INDUSTRIAL

Note: The Land Use Bylaw should be consulted for further details on land committed for industrial development.

Edmonton Metropolitan Regional Planning Commission

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MAP 6
Town of Calmar

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 25-49-27-5	3	0.62	-	-	3	0.62	
SE 25-49-27-5	1	0.85	21	7.62	22	8.47	Calmar Industrial Park
NW 30-49-26-4	8	1.22	-	-	8	1.22	
SW 31-49-26-4	1	1.66	-	-	1	1.66	
TOTAL	13	4.35	21	7.62	34	11.97	

Notes:

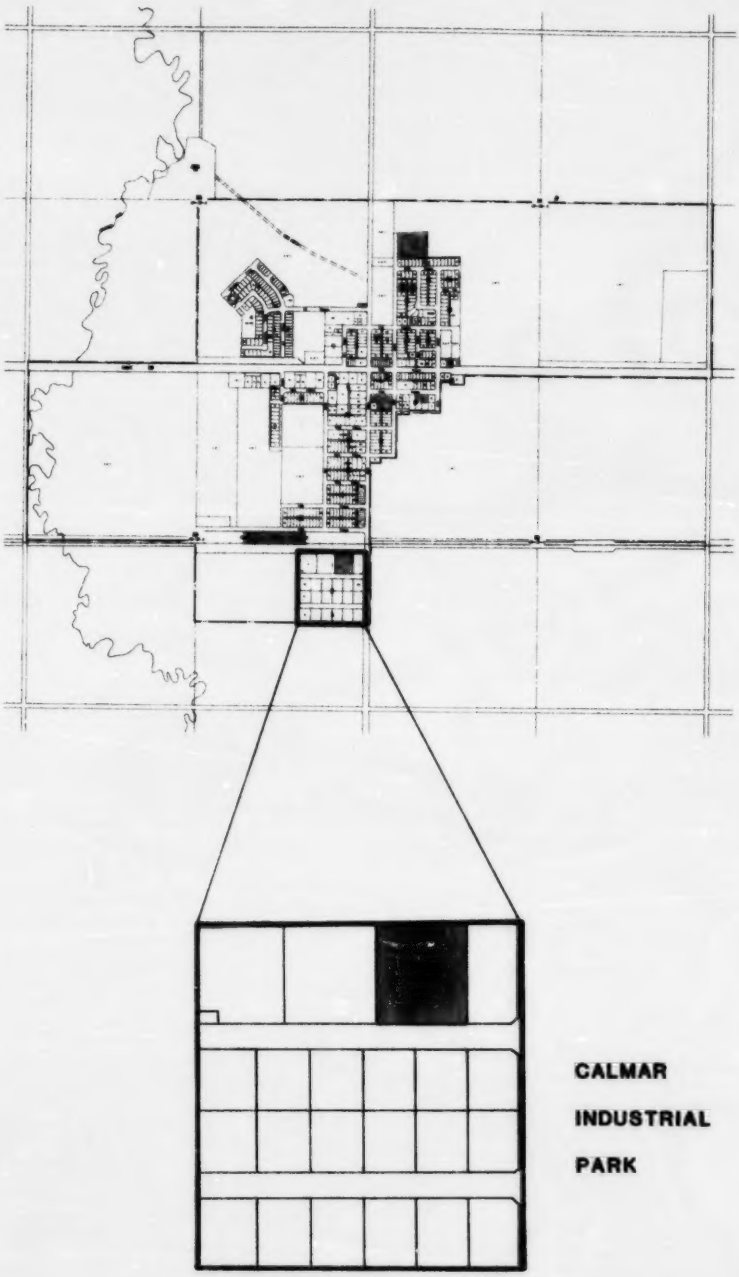
1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



MAP 6
TOWN of CALMAR

LAND USE

GENERAL INDUSTRIAL

VACANT

Note: The boundary for Calmar Industrial Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.

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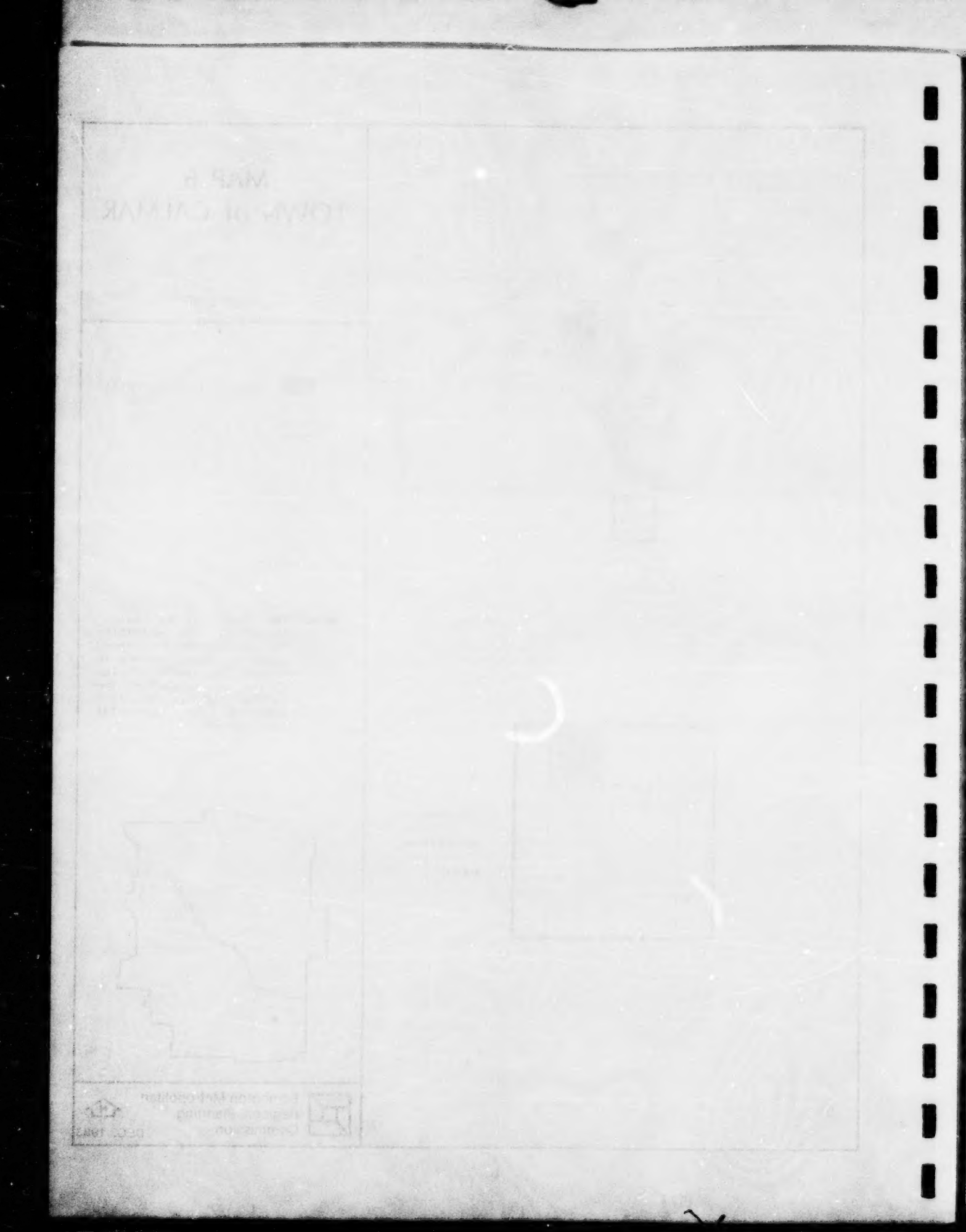

MAP 7
Town of Devon

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
SW 27-50-26-4	3	6.39	77	26.87	80	33.26	Devonian Business Park
NW 34-50-26-4	19	0.93	-	-	19	0.93	
SW 3-51-26-4	11	3.91	-	-	11	3.91	
TOTAL	33	11.23	77	26.87	110	38.10	

Notes:

1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

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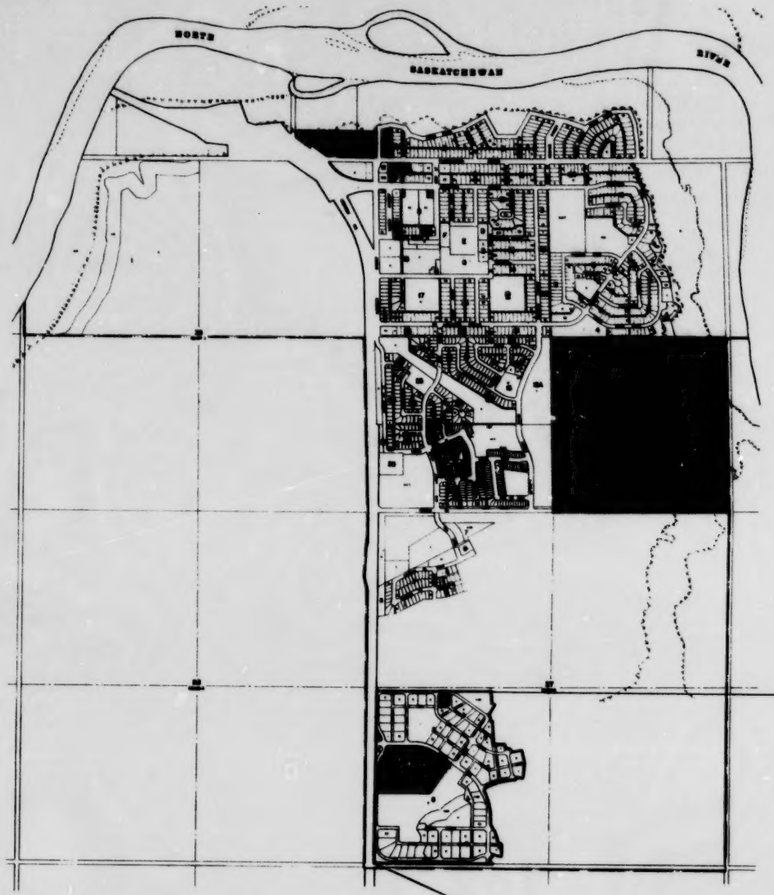
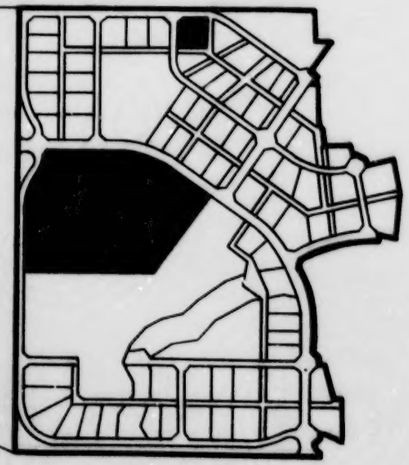
5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.





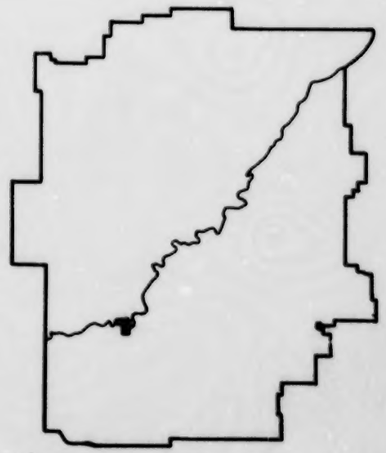
DEVONIAN
BUSINESS
PARK

MAP 7
TOWN of DEVON

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- VACANT

Note: The boundary for Devon Industrial Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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MAP 8
Town of Fort Saskatchewan

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 32-54-22-4	1	3.14	-	-	1	3.14	
SW 32-54-22-4	2	0.58	-	-	2	0.58	
NW 32-54-22-4	1	0.04	-	-	1	0.04	
S1/2 33-54-22-4 Part SE 32-54-22-4 Part NW 33-54-22-4	41	27.35	63	44.41	104	71.76	Fort Saskatchewan Industrial Park
NW 33-54-22-4	1	1.05	1	0.57	2	1.62	
TOTAL	46	32.16	64	44.98	110	77.14	

Notes:

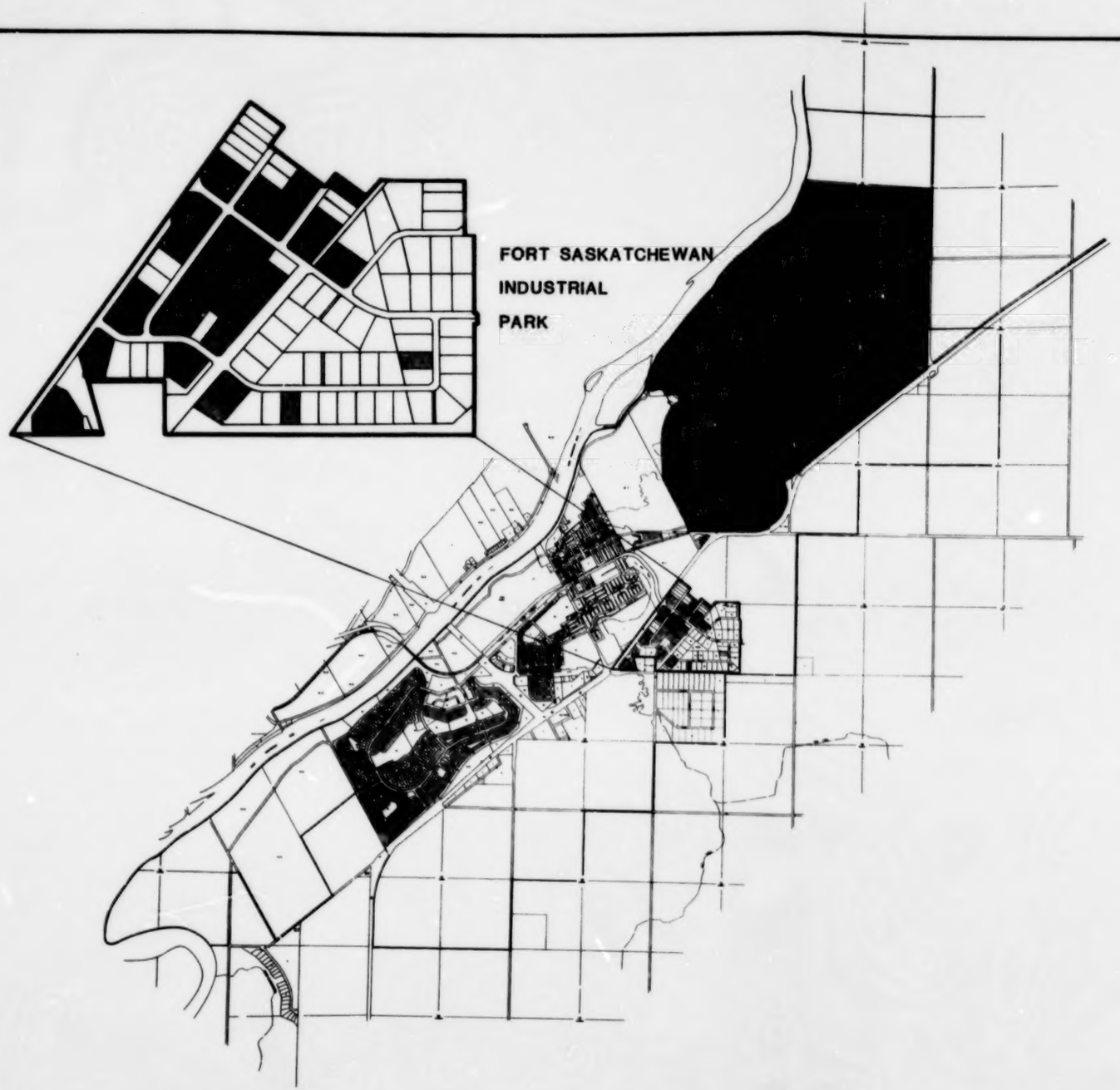
1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



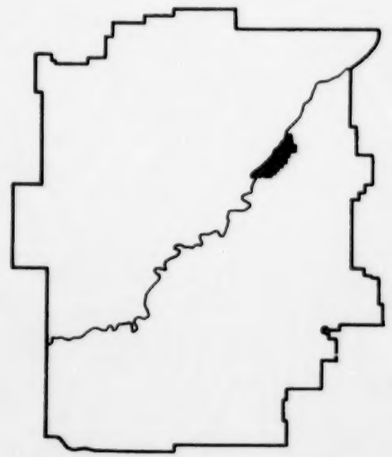
MAP 8
TOWN of
FORT SASKATCHEWAN
LAND USE

GENERAL INDUSTRIAL

HEAVY INDUSTRIAL

VACANT

Note: The boundary for Fort Saskatchewan Industrial Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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MAP 9
Town of Gibbons

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 10-56-23-4	12	1.58	-	-	12	1.58	
NW 11-56-23-4	-	-	25	6.62	25	6.62	Gibbons Highway 37 Industrial Park[6]
TOTAL	12	1.58	25	6.62	37	8.20	

Notes:

1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

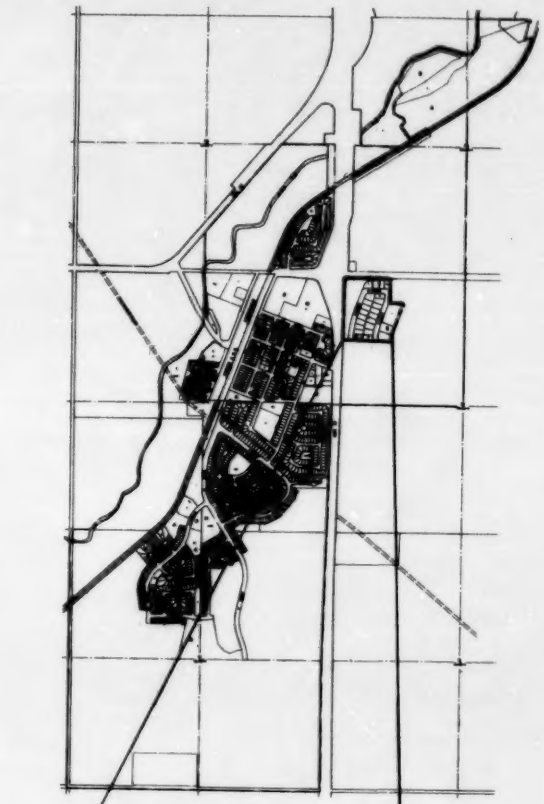
5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

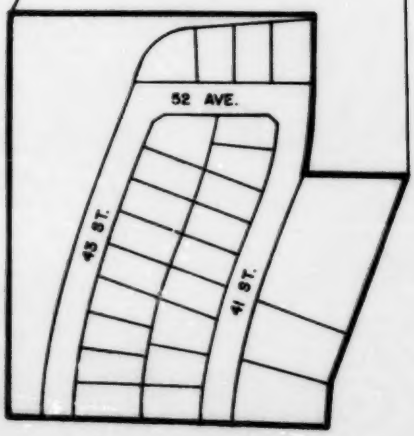
6 Gibbons Highway 37 Industrial Park contains an area zoned for Commercial (Vehicle Oriented) land uses. This commercial area is included in the above table.

MAP 9

TOWN of GIBBONS

LAND USE



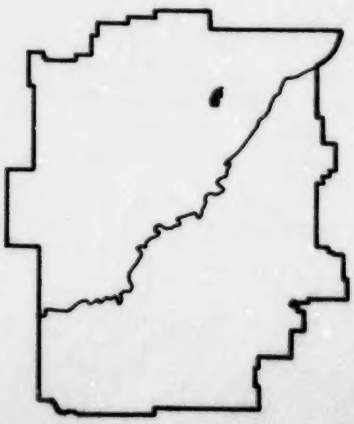


GIBBONS HIGHWAY 37 INDUSTRIAL PARK

GENERAL INDUSTRIAL

VACANT

Note: The boundary for Gibbons Highway 37 Industrial Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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MAP 10
Town of Morinville

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 27-55-25-4	20	17.65	42	35.38	62	53.03	Morinville Industrial Park
NE 33-55-25-4	2	0.14	-	-	2	0.14	
SW 34-55-25-4	3	0.77	-	-	3	0.77	
SW 3-56-25-4	4	1.05	-	-	4	1.05	
NE 4-56-25-4	1	2.71	-	-	1	2.71	
SE 4-56-25-4	3	1.39	-	-	3	1.39	
SW 4-56-25-4	2	6.59	-	-	2	6.59	
TOTAL	35	28.46	42	35.38	77	63.84	

Notes:

[1] General industry includes all industry that are classified as light and/or medium.

[2] The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

[3] The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

[4] The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

[5] Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

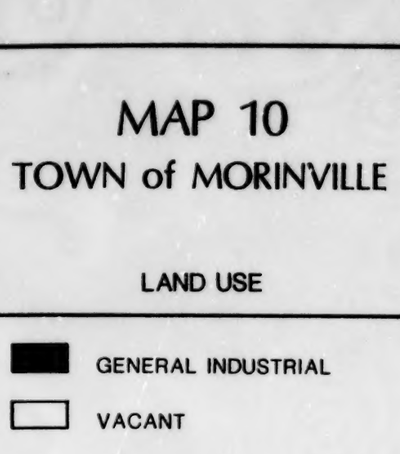
MAP 10
TOWN of MORINVILLE

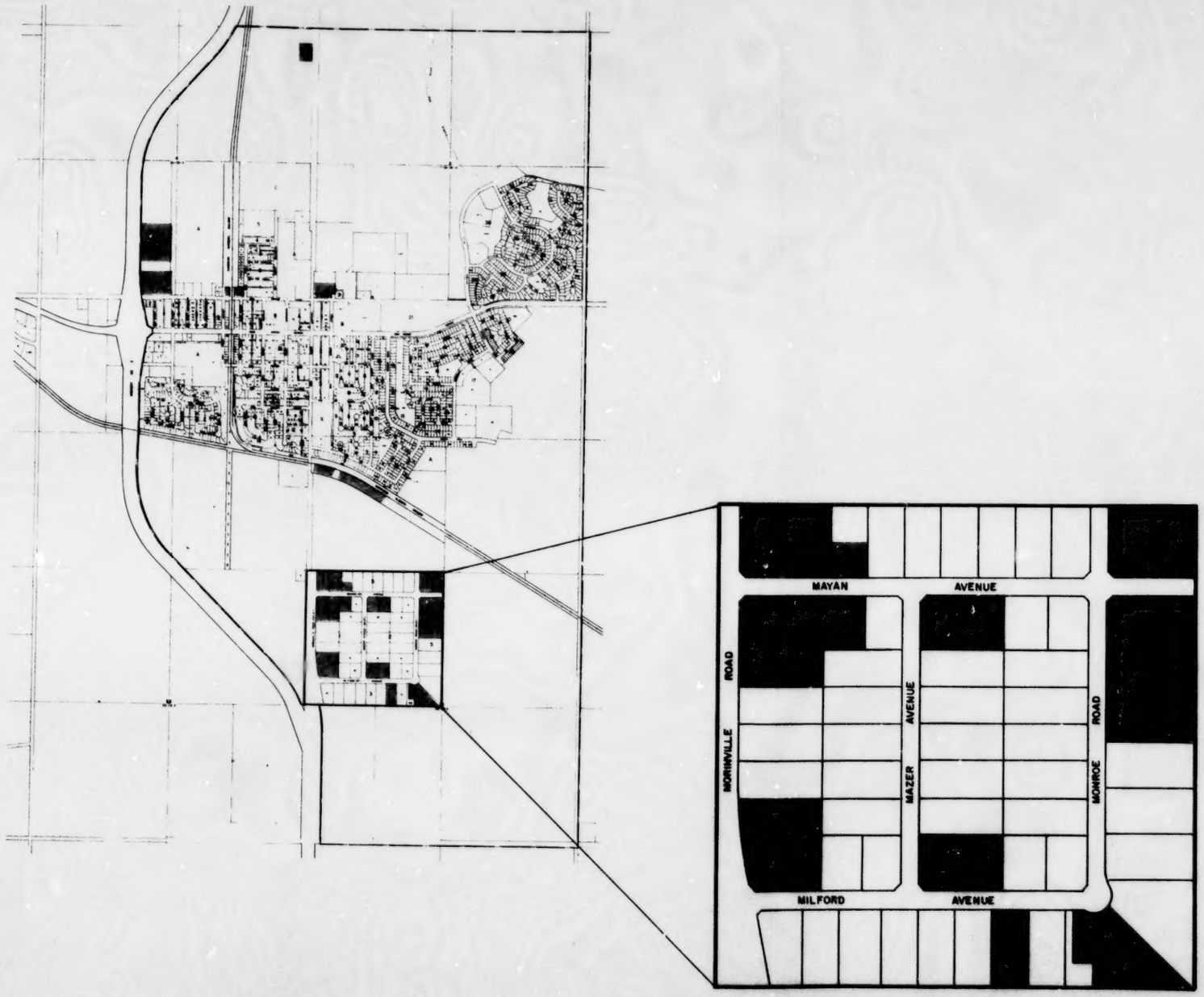
LAND USE

GENERAL INDUSTRIAL

VACANT

Note: The boundary for Morinville Industrial Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.





MORINVILLE INDUSTRIAL PARK

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MAP 11
Town of Redwater

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 19-57-21-4	1	4.32	1	2.91	2	7.23	Redwater Industrial Park
NE 19-57-21-4	11	1.78	-	-	11	1.78	
NW 20-57-21-4	10	6.19	-	-	10	6.19	
SW 29-57-21-4	10	5.24	33	17.72	43	22.96	
NE 30-57-21-4	1	1.0	-	-	1	1.0	
SE 30-57-21-4	13	2.24	2	4.15	15	6.39	
NE 24-57-22-4	1	8.91	-	-	1	8.91	
TOTAL	47	29.68	36	24.78	83	54.46	

Notes:

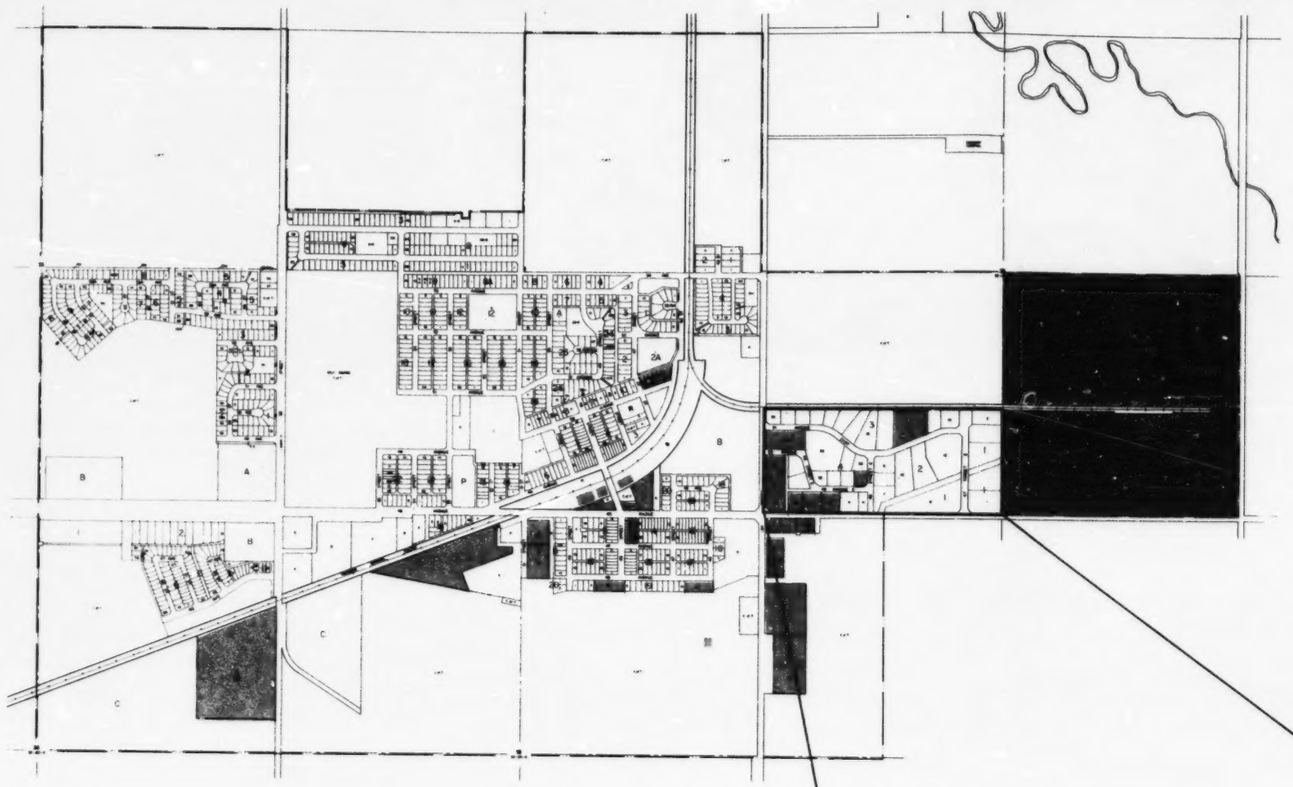
1 General industry includes all industry that are classified as light and/or medium.

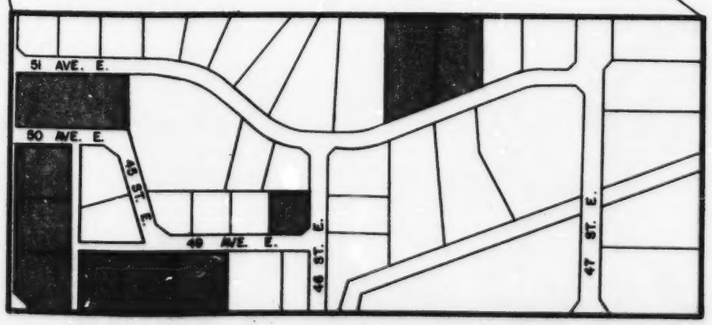
2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.





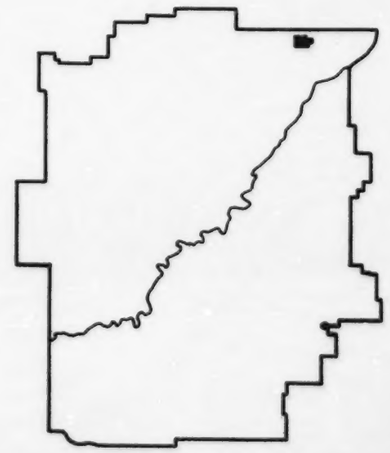
REDWATER INDUSTRIAL PARK

MAP 11
TOWN of REDWATER

LAND USE

- GENERAL INDUSTRIAL
- HEAVY INDUSTRIAL
- VACANT

Note: The boundary for Redwater Industrial Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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MAP 12
Town of Spruce Grove

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 33-52-27-4	-	-	10	4.5	10	4.5	Village 16 Business Park
NW 33-52-27-4	6	6.17	29	24.53	35	30.70	Madison
NE 33-52-27-4	35	28.02	6	14.00	41	42.02	Diamond
NW 34-52-27-4	40	40.38	4	5.15	44	45.53	Shep
NE 34-52-27-4	14 7	35.92 1.53	20 -	12.64 -	34 7	48.56 1.53	Yellowhead
SE 34-52-27-4	1 3	0.67 2.88	- -	- -	1 3	0.67 2.88	
SW 34-52-27-4	1	3.63	-	-	1	3.63	
TOTAL	107	119.20	69	60.82	176	180.02	

Notes:

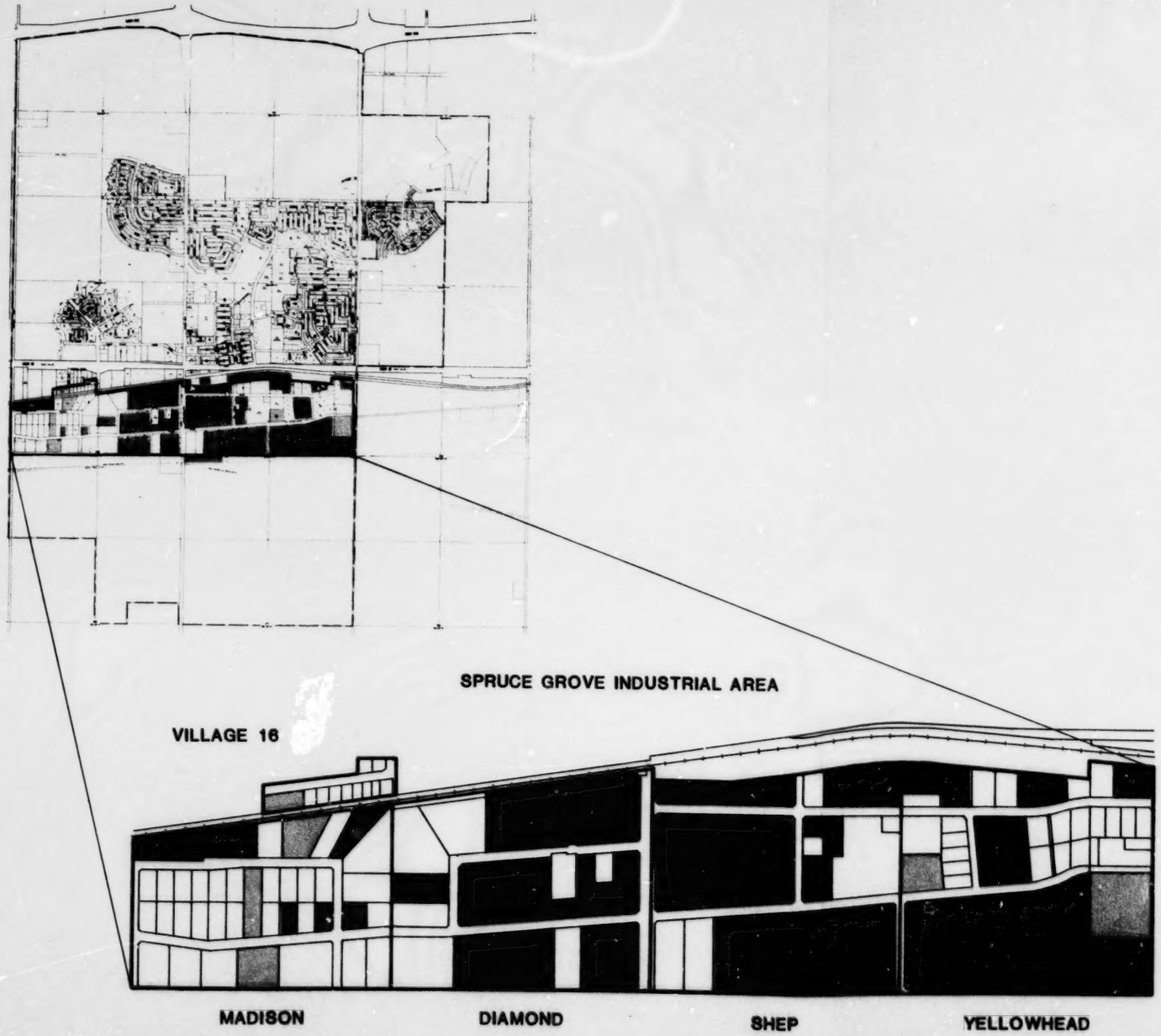
1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

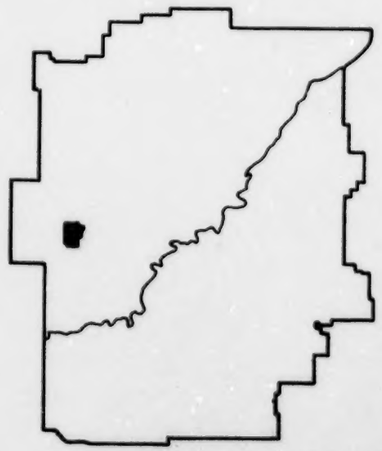


MAP 12
TOWN of SPRUCE GROVE

LAND USE

- GENERAL INDUSTRIAL
- RESERVE
- NON INDUSTRIAL
- VACANT

Note: The boundaries for Madison, Diamond, Shep and Yellowhead Industrial Parks and Village 16 Business Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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MAP 13
Town of Stony Plain

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NW 31-52-27-4	-	-	20	22.18[6]	20	22.18	South Business Park
SW 25-52-28-4	1	2.22	-	-	1	2.22	
SE 36-52-28-4	2	1.44	5	10.51	7	11.95	
SW 36-52-28-4	5	6.20	-	-	5	6.20	
SE 1-53-28-4	3	1.18	52	23.79	55	24.97	North Industrial Park
SE 25-52-1-5	1	2.02	-	-	1	2.02	
NE 36-52-1-5	6	5.26	3	1.13	9	6.39	
SE 36-52-1-5	9	3.76	1	1.2	10	4.96	
NW 36-52-1-5	1	1.33	-	-	1	1.33	
TOTAL	28	23.41	81	58.81	109	82.22	

Notes:

[1] General industry includes all industry that are classified as light and/or medium.

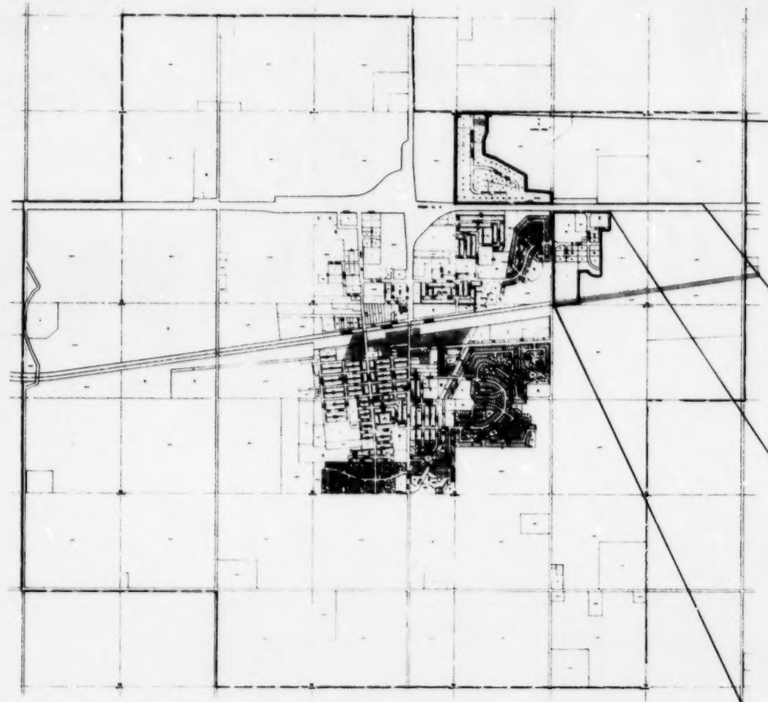
[2] The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

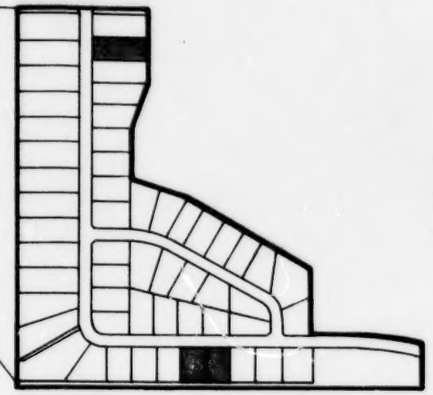
[3] The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

[4] The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

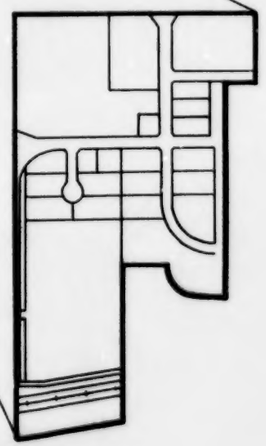
[5] Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

[6] The South Business Park contains areas zoned for Commercial (Vehicle Oriented) and Commercial (Shopping Centre). These commercial areas are included in the above table.





NORTH
INDUSTRIAL
PARK



SOUTH
BUSINESS
PARK

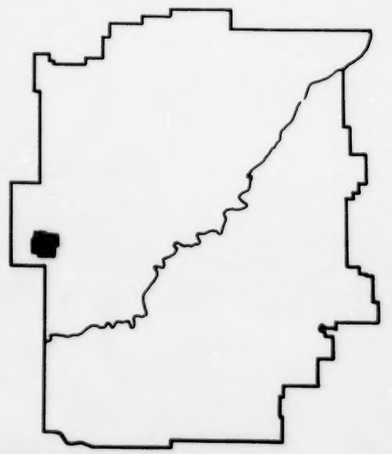
MAP 13
TOWN of STONY PLAIN

LAND USE

GENERAL INDUSTRIAL

VACANT

Note: The boundaries for North Industrial Park and South Business Park identifies the area where registered plans of subdivision are in place. The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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MAP 14
Village of Legal

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
NE 23-57-25-4	8	3.55	5	0.35	13	3.90	
SE 26-57-25-4	-	-	15	0.92	15	0.92	
TOTAL	8	3.55	20	1.27	28	4.82	

Notes:

1 General industry includes all industry that are classified as light and/or medium.

2 The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

3 The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

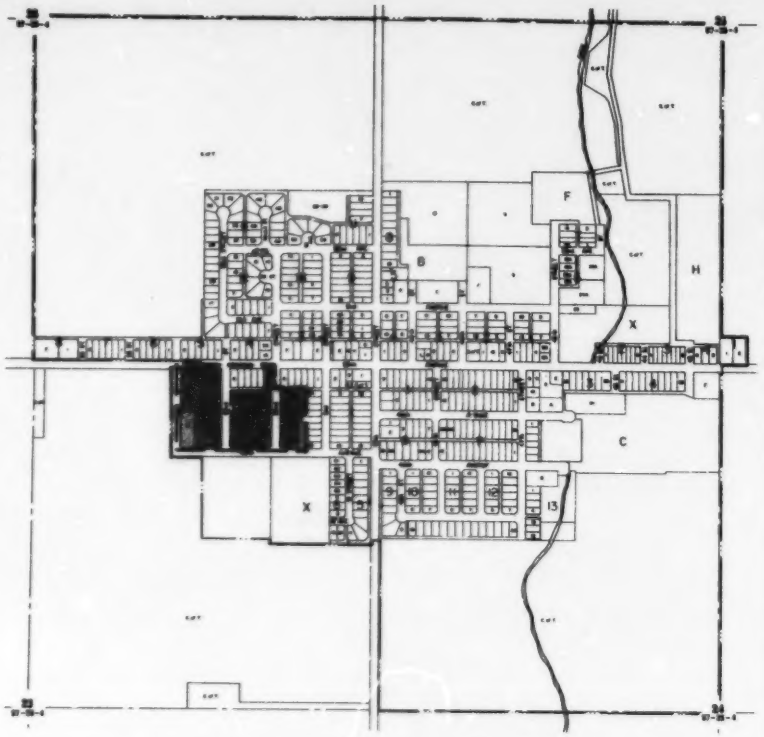
4 The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

5 Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.

MAP 14

VILLAGE of LEGAL

LAND USE

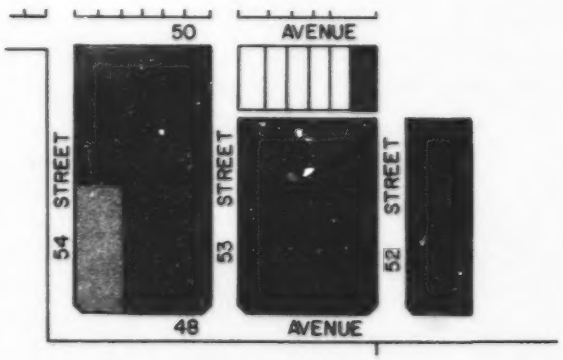


GENERAL INDUSTRIAL

RESERVE

VACANT INDUSTRIAL

Note: The Land Use Bylaw should be consulted for further details on land committed for industrial development.



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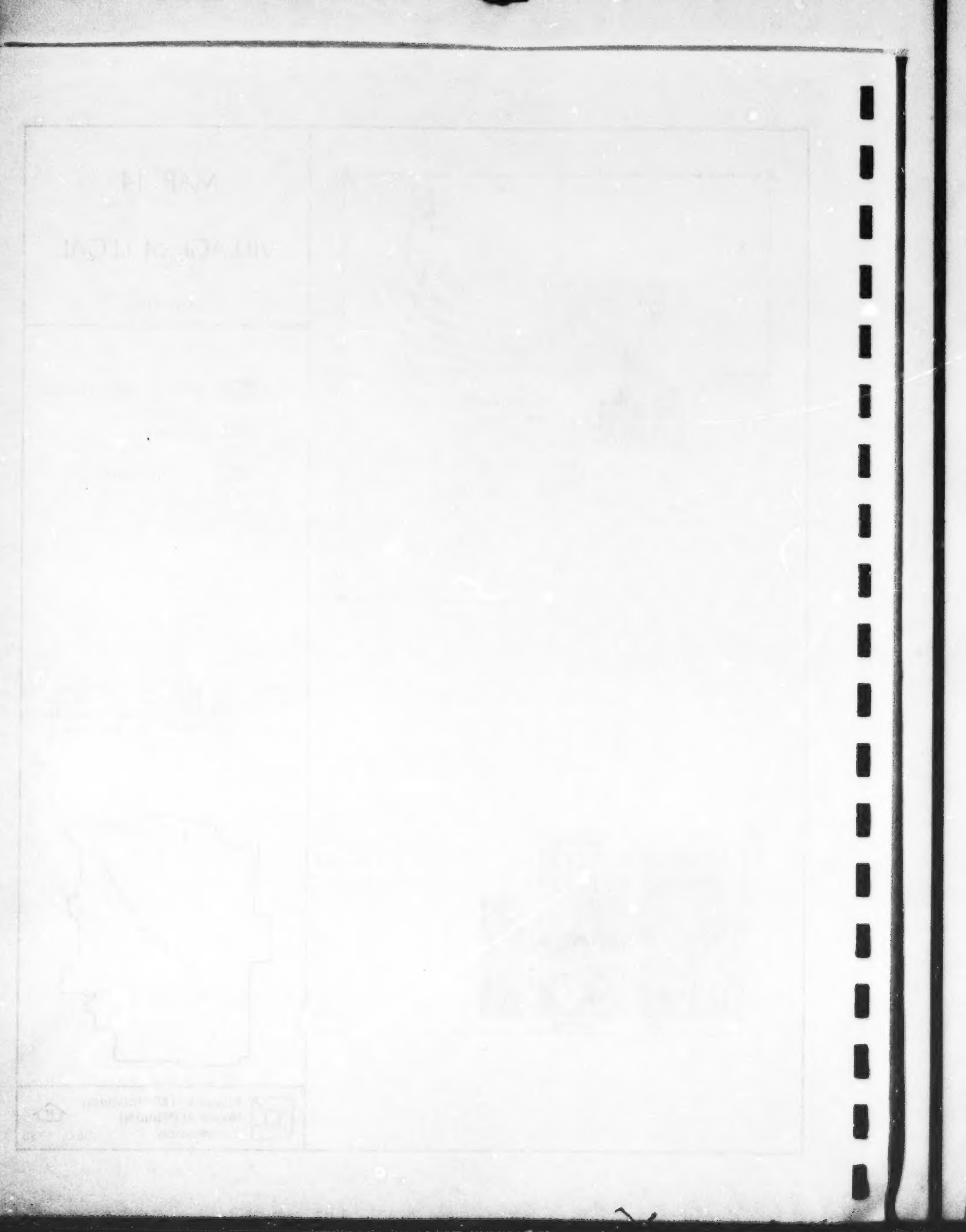


MAP 15
Village of New Sarepta

GENERAL INDUSTRIAL LAND[1]
(By Number of Lots and Hectares)

LEGAL DESCRIPTION	EXISTING INDUSTRIAL LAND USE[2]		VACANT SUBDIVIDED-INDUSTRIAL LAND[3]		TOTAL GENERAL INDUSTRIAL LAND[4]		INDUSTRIAL SUBDIVISION[5]
	Lots	Hectares	Lots	Hectares	Lots	Hectares	
SW 34-49-22-4	3	0.75	-	-	3	0.75	
NW 34-49-22-4	1	0.33	-	-	1	0.33	
TOTAL	4	1.08	-	-	4	1.08	

Notes:

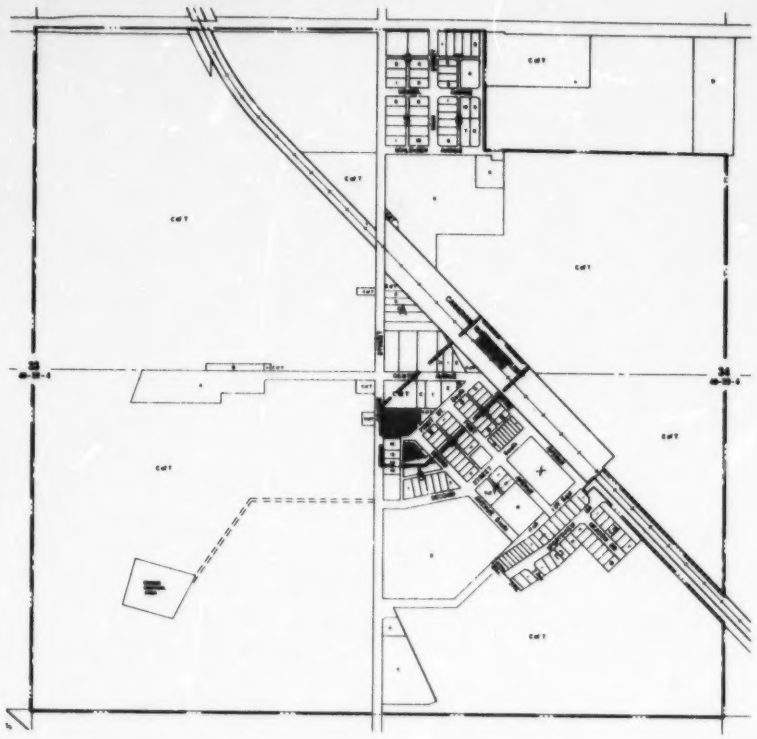
[1] General industry includes all industry that are classified as light and/or medium.

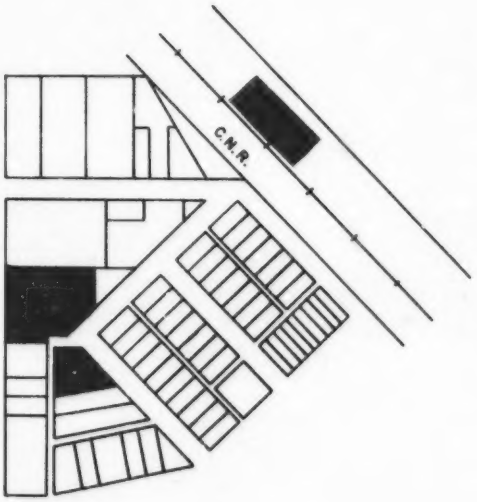
[2] The number of lots and net hectares that are developed and are not considered available. This may include existing general industrial land use as non-conforming uses and commercial or other uses in business parks or on land zoned for industry.

[3] The number of subdivided industrial lots and net hectares in defined industrial parks and in areas zoned for general industry which have yet to be developed.

[4] The total general industrial land as identified in the above notes 2 and 3. Heavy industrial land and land held in reserve is not included.

[5] Industrial/Business Parks as identified on the accompanying base map. Where general industrial land use is unconsolidated or not in defined industrial parks, no description is given.



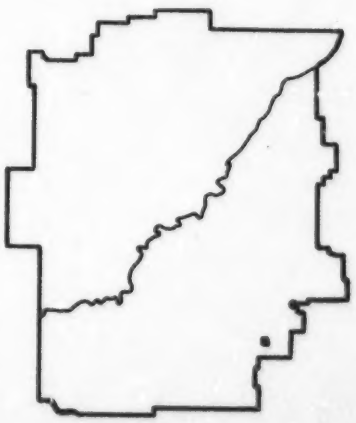


MAP 15
VILLAGE of NEW SAREPTA

LAND USE

GENERAL INDUSTRIAL

Note: The Land Use Bylaw should be consulted for further details on land committed for industrial development.



Edmonton Metropolitan Regional Planning Commission

DEC. 1983

POOR

QUALITY

ORIGINAL